

**PHASE I ENVIRONMENTAL
ASSESSMENT OF THE
DOUGLAS AIRCRAFT COMPANY
C-6 FACILITY, PARKING LOT AND
TOOL STORAGE YARD
LOS ANGELES, CA**

Prepared for:

**MCDONNELL DOUGLAS
REALTY COMPANY**

Prepared by:

**CAMP DRESSER & McKEE INC.
Irvine, California**

June 13, 1991



environmental engineers, scientists,
planners, & management consultants

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June 13, 1991

Mr. Gary Powley
MCDONNELL DOUGLAS REALTY CO.
18881 Von Karman, Suite 1200
Irvine, California 92715

Subject: Submittal of Phase I Environmental Assessment Report
of the Douglas Aircraft Company C-6 Facility,
Parking Lot and Tool Storage Yard

Dear Mr. Powley:


Camp Dresser & McKee Inc. (CDM) is pleased to submit the enclosed
Phase I Environmental Assessment Report for the subject property.
Four copies have been provided for your use.

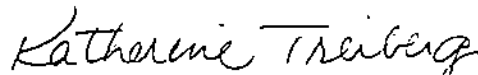
The report presents the findings and conclusions of the Phase I
assessment tasks detailed in the project scope of work. The comments
resulting from our meeting on May 24, 1991 with you and Ms. Janet
Bell, Ms. Noelia Marti-Colon, and Mr. Boramy Ith of Douglas Aircraft
Company have been incorporated into the final report.

Please call either me or Katherine Treiberg if you have any questions.
It has been a pleasure to serve McDonnell Douglas Realty.

Very truly yours,

CAMP DRESSER & MCKEE INC.


Suzanne M. Rowe, R.G.
Project Manager


Katherine Treiberg
Project Hydrogeologist

Enclosures

cc: Ms. Janet Bell, Douglas Aircraft Company (w/encl.)
Ms. Noelia Marti-Colon, Douglas Aircraft Company (w/enc.)

2299-115-RT-AUDT

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EXECUTIVE SUMMARY

A Phase I environmental assessment was performed at two parcels of the Douglas Aircraft Company (DAC) C-6 Facility in Los Angeles, California: the northern parking lot and the tool storage yard located at the southwest area of the C-6 facility. The parking lot has been present since at least 1953 and is currently used by DAC for employee parking. The central portion of the tool storage yard was the only part being used for storage by late 1954. By 1956 the yard appeared similar to present day conditions with all of the railroad spurs present and a variety of tools, equipment, machinery, and parts stored on site. The area surrounding the C-6 facility is primarily industrial with the exception of a residential area south of the tool storage yard.

Based on observations made during a site visit and a review of available reports and historical aerial photographs, it does not appear that the property has been used for the generation or storage of hazardous wastes or substances. Additionally, there are reportedly no underground storage tanks located at either parcel. Therefore, it appears unlikely that either the soil or ground water has been impacted by past or present activities originating at the two parcels. However, activities originating from neighboring properties may have affected subsurface conditions at the two parcels.

A VISTA Government Records Report was generated to identify sites within a one-mile radius which appear on a variety of regulatory agency listings. The report indicated several upgradient sites which are regulated hazardous waste generators or are currently undergoing investigation and/or remediation activities due to releases of hazardous substances to the soil or ground water.

A detailed investigation of ground water contamination was not performed under the scope of services for this assessment. However, historical activities at the former Montrose Chemicals facility (a current Superfund site), located immediately east of the tool storage yard, has resulted in elevated levels of DDT and other organic chemicals in the ground water. It

is not known if subsurface conditions at the tool storage yard have been impacted by past activities at the Montrose site. In addition, ground water monitor wells located along the western border of the parking lot indicate elevated levels of trichloroethylene (TCE) in the ground water. The off-site upgradient source of this contamination is unknown.

Based on information obtained regarding elevated levels of DDT and organic constituents in the ground water originating from the Montrose site, and, due to the high levels of TCE detected in wells at the parking lot, a Phase II subsurface soil investigation is recommended. Areas identified for soil sampling include the eastern area of the tool storage yard adjacent to the Montrose site and DWP power substation and the western portion of the parking lot.

1.0 INTRODUCTION

Camp Dresser & McKee Inc. (CDM) was contracted by McDonnell Douglas Realty Company (MDR) on April 5, 1991, to conduct a Phase I Environmental Assessment of two parcels of Douglas Aircraft Company (DAC) industry property in Los Angeles, California (the project site) (see Figure 1). The purpose of the Phase I assessment was to identify existing environmental problems that may have occurred due to past activities or that could occur based on existing activities at the project site. The scope of services to meet the goals of the assessment included a review of existing information, verification with applicable regulatory and other local agencies that no known contamination exists at the sites, and a site survey. Also included in this Phase I assessment was a review of the site history to identify former activities which occurred on the property and adjacent properties, and to assess their potential for causing environmental impacts to the underlying soil and ground water. The scope of work did not include a detailed investigation of the ground water contamination in the vicinity of the site or a preliminary asbestos investigation.

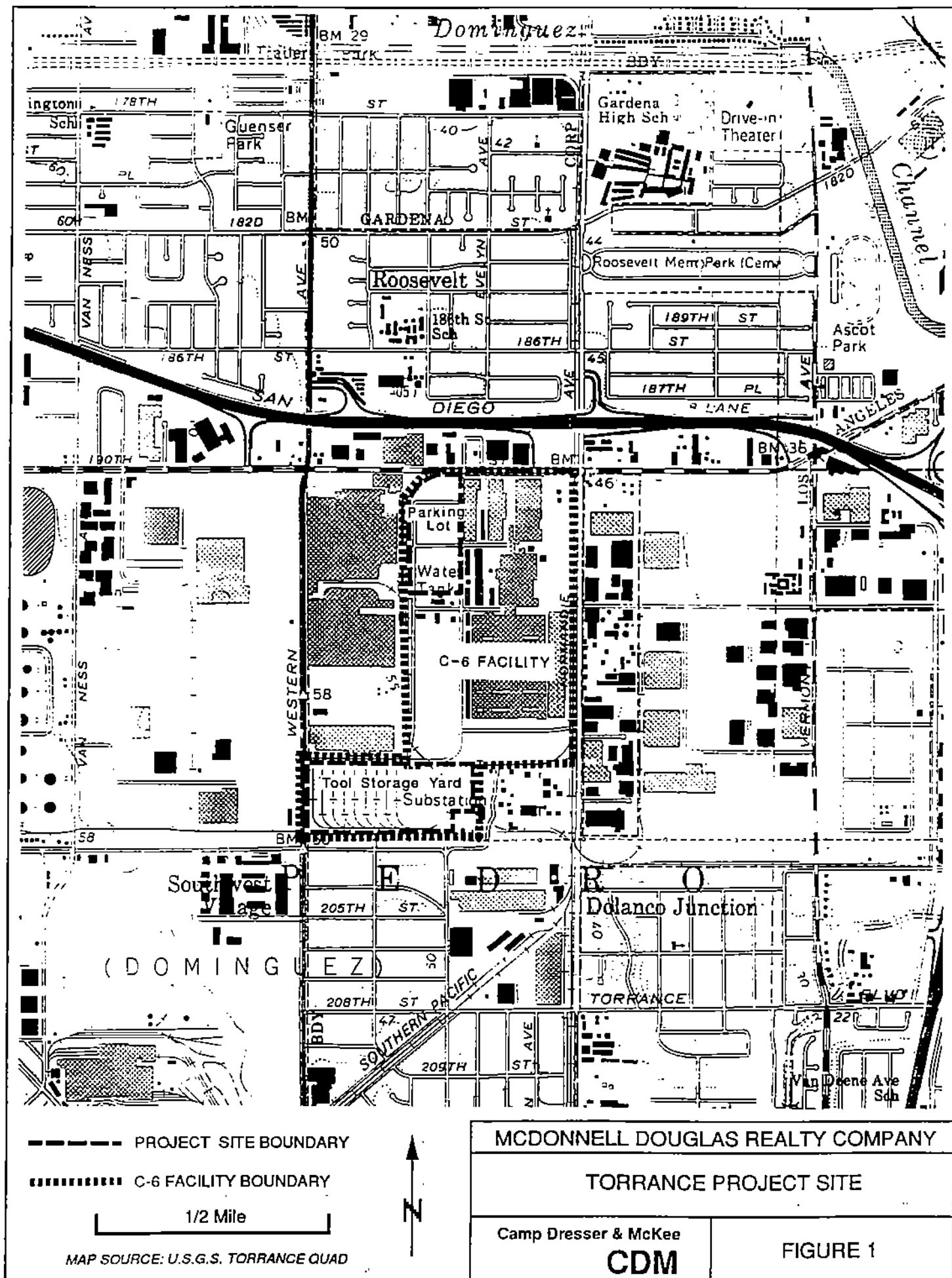
Data presented in this report were derived from visual observations, a review of regulatory agency records and documents pertaining to the site, interviews with MDR and DAC personnel, and regulatory, local and other agency personnel.

2.0 DESCRIPTION OF WORK

This assessment was conducted in conformance with the contractual scope of work and guidelines established in CDM's Quality Assurance Manual for Phase I Environmental Audits and Environmental Assessments (CDM, 1988). The subject property and procedures used during the course of the study are described in the following sections.

2.1 Property Description

The project site consists of two parcels: one consisting of approximately 30 acres, used for storage of aircraft tooling and equipment; and the other



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TORRANCE PROJECT SITE

Camp Dresser & McKee

CDM

FIGURE 1

consisting of 16 acres, which is presently a parking lot for DAC. The parcels are a part of the DAC C-6 facility. As shown on Figure 1, the tool storage yard parcel is located in the southwest corner of the DAC C-6 facility at the corner of Western Avenue and the railroad tracks. The tool storage yard is bounded by Capital Metals and the C-6 facility to the north, by Jones Chemical, the former Montrose Chemicals facility (current Superfund site) and a Los Angeles Department of Water and Power (DWP) power substation to the east, and a residential area to the south. The parking lot parcel is located at the northwest corner of the C-6 facility, south of 190th Street between Denker Avenue and railroad tracks (see Figure 1). The parking lot is bounded by 190th Street, a vacant lot, and commercial office buildings to the north, by the C-6 facility to the east and south, and by International Light Metals to the west. Figure 2 also shows the DAC C-6 facility and the project site.

The project site is currently zoned as M3-1 (Heavy Industrial). The area north of the C-6 facility is zoned as M2-1 (Light Industrial). The area south of the tool storage yard is zoned as Commercial Manufacturing, however, residential single family homes and apartments are built there (Sverdrup, March 6, 1990).

2.2 Assessment Procedures

The methodology for conducting the Phase I assessment is described in the following sections. Findings relevant to this environmental assessment have been incorporated into Section 3 of this document.

2.2.1 Existing Literature Review

MDR provided CDM with a copy of the Preliminary Investigations & Master Plan Concept Study for the Torrance Facility Redevelopment, Douglas Aircraft Company, which was prepared for MDR by the Sverdrup Corporation on March 6, 1990. MDR also obtained various site plans from DAC for CDM's use in preparing the site assessment report.

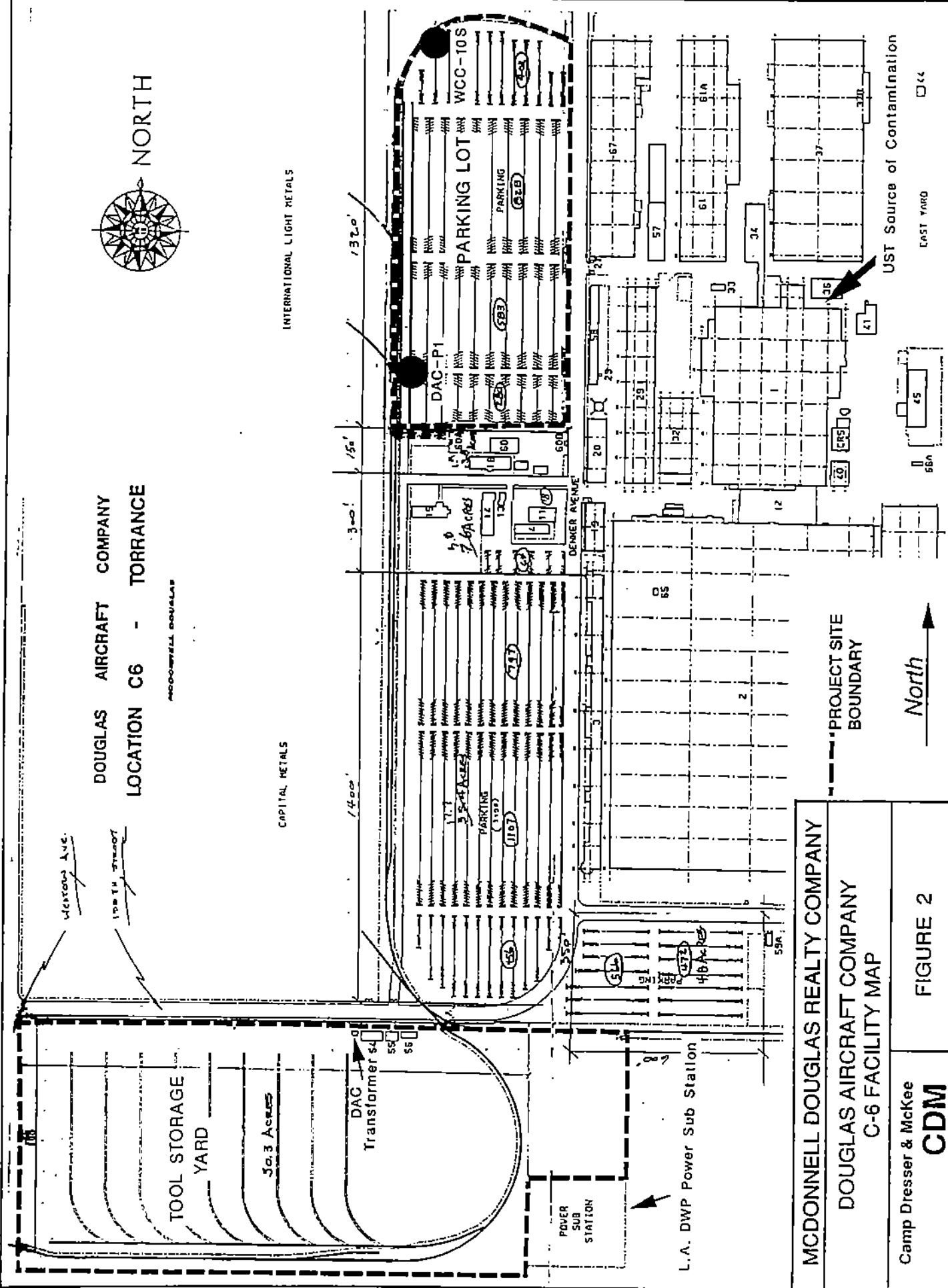
DOUGLAS AIRCRAFT COMPANY
LOCATION C6 - TORRANCE

MCDONNELL DOUGLAS



CAPITAL METALS

INTERNATIONAL LIGHT METALS



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DOUGLAS AIRCRAFT COMPANY
C-6 FACILITY MAP

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FIGURE 2

PROJECT SITE BOUNDARY

North

UST Source of Contamination

EAST YARD

□□

PROJECT SITE BOUNDARY

North

UST Source of Contamination

EAST YARD

□□

PROJECT SITE BOUNDARY

North

UST Source of Contamination

EAST YARD

□□

In addition, DAC provided CDM with various documents and reports regarding environmental investigations at the DAC C-6 facility and the Montrose Chemical site located east of the tool storage yard.

VISTA Environmental Information, Inc. (VISTA) was contracted by CDM to conduct a government records review and present their findings in a report. VISTA reviewed county, state, and federal regulatory agency lists for existing environmental problems at the project site and sites within a one-mile radius of the project site.

2.2.2 Regulatory and Other Agency Review

To supplement the information presented in the VISTA government records report and to gain additional information regarding the project site and neighboring properties (within an approximate one-mile radius) various individuals and agency personnel were contacted to determine if the project site and adjacent lands had been documented for environmentally-related enforcement actions, spills, complaints or other related issues. Agencies and individuals contacted have been summarized below:

Mr. Tom Banks
Mr. Dan Palacios
Mr. John Chan
Douglas Aircraft Company
Torrance, CA
(213) 533-6659

VISTA Environmental Information, Inc.
San Diego, CA
(619) 458-5803

Mr. Boramy Ith
Douglas Aircraft Company
Long Beach, CA
(213) 497-5170

Mr. Johnson Tsui
L.A. Department of Water & Power
Los Angeles, CA
(213) 481-3523

Mr. Phillip Jacobs
L.A. County Department of Health Services
Toxic Substance Control Division
Los Angeles, CA
(213) 744-3235

Mr. Gary Powley
Mr. Merle Pautsch
McDonnell Douglas Realty Company
Irvine, CA
(714) 833-2133

2.2.3 Site Survey

A site survey was conducted at the subject property on April 16, 1991. The survey consisted of a visual examination of both the parking lot and tool storage yard and surrounding properties. Mr. Tom Banks and Mr. Dan Palacios of DAC accompanied CDM personnel during the site visit. During the site visit, photographs were taken of the project site and surrounding properties. These photographs are found in Appendix A.

2.2.4 Surrounding Land Use Survey

Land use in the area surrounding the subject property was evaluated in order to assess potential environmental concerns. The evaluation was limited to observations of adjacent properties from the project site, a review of sites identified in the VISTA report, and a review of historical aerial photographs. These findings have also been incorporated in Section 3 of this document.

3.0 ASSESSMENT FINDINGS

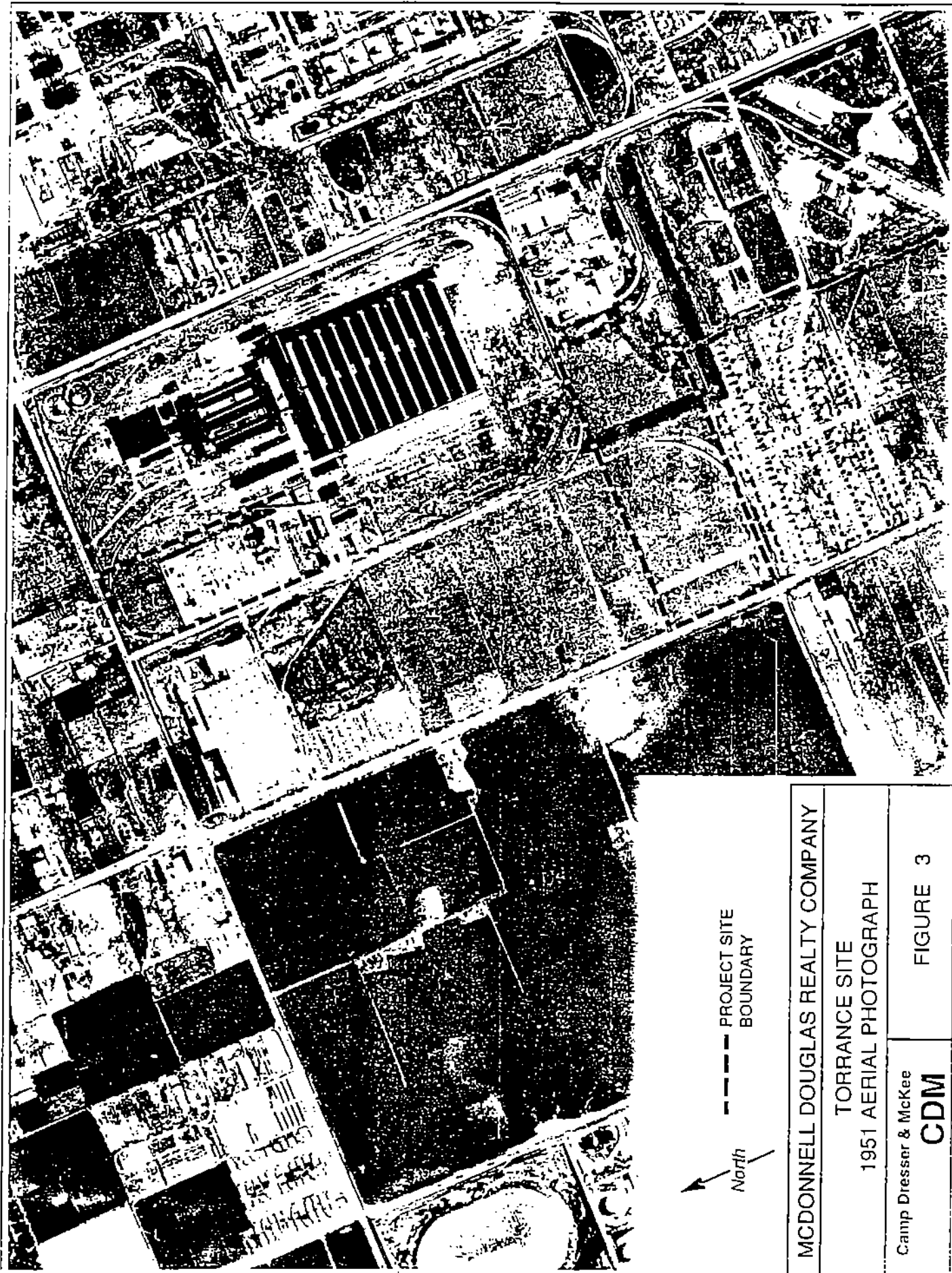
The findings of the Phase I evaluation are presented in this section. Because the information was gathered from an assortment of different agencies and individuals, sources of information are referenced in the text where cited.

3.1 Property History

Several sources were utilized to research the property history. The following information was obtained from a letter dated March 14, 1991 to Mr. Gary Powley of MDR from Mr. John Chan, Electrical Design Engineer at the DAC C-6 facility, and from the previously mentioned Sverdrup report. According to the letter provided by DAC, the property was originally acquired and improved by Defense Plant Corporation in 1942. Alcoa operated the plant site for the government as a reduction plant to produce aluminum during the war. Five "pot lines" were originally constructed at the plant, however, only three were placed in operation. The plant was then closed in

September 1944. War Assets Administration then used the plant site for temporary storage during the following two years. Columbia Steel Corporation purchased the plant site in 1948, however, no significant changes were made to the plant under the Columbia ownership. In March of 1952, the Navy acquired the property with DAC as the main contractor and operator of the facility for Naval aircraft production and mobilization activities. However, a title search conducted by Sverdrup indicated that the Navy did not purchase the land until August 1959. DAC entered into negotiations with the Navy from 1967 to 1968 to purchase the site, however, a final sale did not take place until April 1970.

CDM conducted a review of historical aerial photographs at the Whittier College Fairchild Collection to determine past uses of the property. Photographs from 1927 and 1928 show the area to be farmland with a few small structures (possibly farm houses). In March 1941, structures were present on the parcel southeast of the C-6 facility. This probably represents the Stauffer Chemical Company site which is currently Jones Chemical and the former Montrose Chemical site. The title search conducted by Sverdrup indicated that Stauffer Chemical purchased the land between 1944 and 1947. By June 1947, the plant site had significant development and a majority of the northern parking area was present. The western area of the tool storage yard appeared to be a parking area, however, the eastern portion remained farmland. According to DAC personnel, the western area of the tool storage yard was used as a mobile home park during the 1930s and possibly 1940s, however, this could not be confirmed from a review of the aerial photographs due to the lack of photographs between 1928 and 1941. In addition, the northern portion of the International Light Metals plant was present in 1947. As shown on Figure 3, from December 1951, there has been no additional site development and the area of the tool storage yard appears to be undeveloped with the exception of a wide dirt road on the western portion. This road may have been a part of the mobile home park. Most of the surrounding area remained farmland or industrial with some residential development south of the tool storage yard.



--- PROJECT SITE
BOUNDARY

North

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TORRANCE SITE
1951 AERIAL PHOTOGRAPH

Camp Dresser & McKee

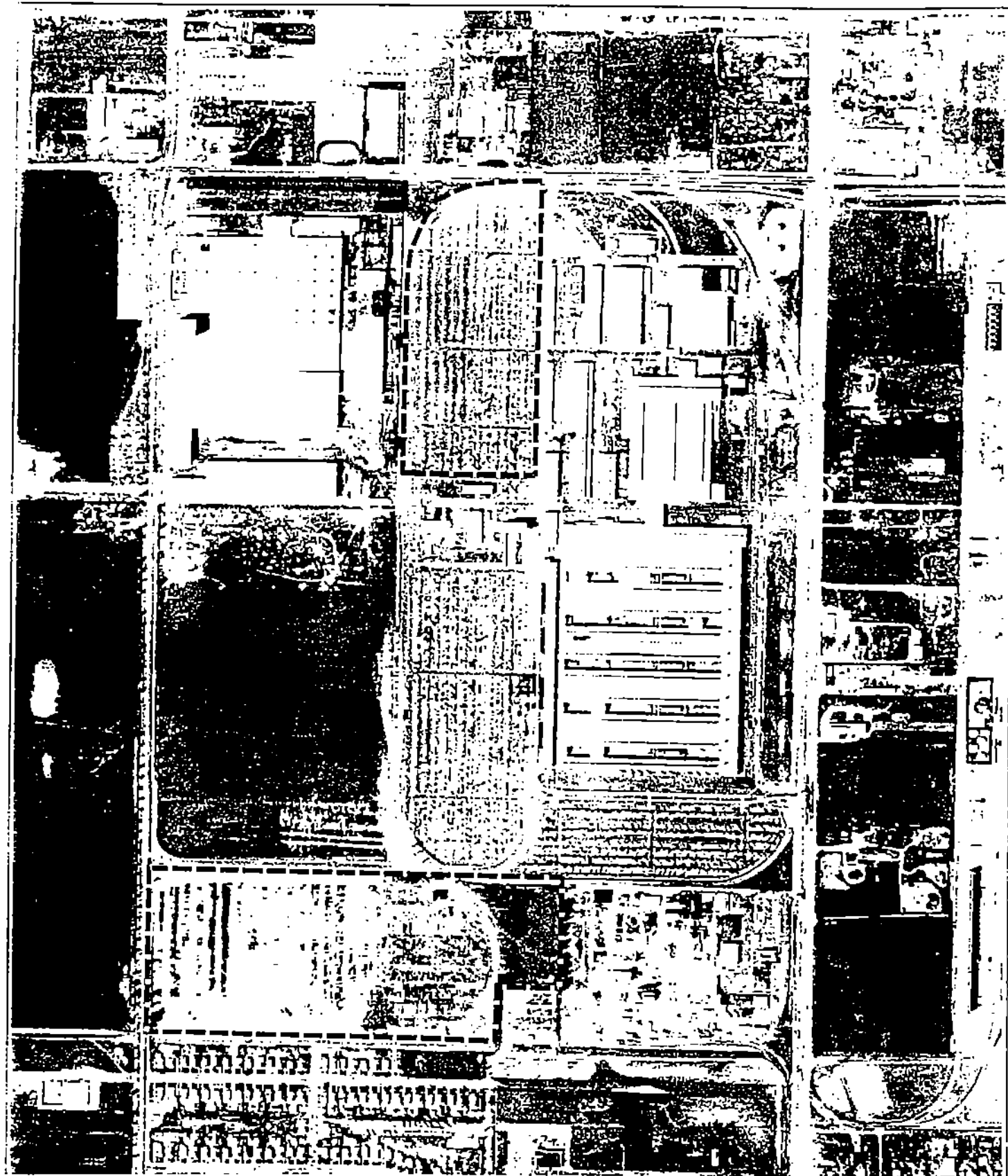
CDM

FIGURE 3

By July 1953, both the north and south parking areas were present and appeared as they do today. The tool storage yard was still vacant, however, the power substation in the southeast corner of the storage yard was present. A photograph from December 1954 indicates that the central section of the tool storage yard was being used for storage, however, the remainder was still vacant. As shown on Figure 4, an aerial photograph from April 1956, the tool storage yard appears similar to present day conditions with all of the railroad spurs in place. This photograph also shows significant expansion of the present day International Light Metals facility. DAC personnel (including Mr. Tom Banks, DAC Senior Facilities Engineer), stated that the railroad spurs in the tool storage yard were present prior to DAC's involvement with the Navy and purchase of the site. The tool storage yard may have been used by one of the aluminum manufacturing companies to the north for storage of raw product. However, this is not consistent with the review of aerial photographs which indicate that the railroad spurs appeared between December 1954 and April 1956. (As previously noted, DAC became involved with the property in March 1952.) A photograph from March 1957 appears similar to the previous year and the parking areas remained the same throughout the period from July 1953 to at least March 1957.

MDR provided CDM with an aerial photograph from January 1989. In this photograph, the parking area and tool storage yard remain relatively unchanged from the 1956 photographs. Significant development has taken place north of the tool storage yard at the Capital Metals site and most of the structures at the Montrose Chemical site have been removed.

In summary, it appears that the parking lot had not been previously developed and existed as farmland prior to the site development. The tool storage yard also appears to have been undeveloped prior to installation of the railroad spurs for use as dry storage. As previously noted, a portion of the tool storage yard may have been used as a mobile home park prior to the industrialized development of the area.



PROJECT SITE BOUNDARY



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TORRANCE SITE
1956 AERIAL PHOTOGRAPH

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FIGURE 4

3.2 Existing Site Conditions

Parking Lot

As shown on Figure 4, the parking lot is completely paved with asphalt and has a paved access road running along the western and northern borders. Two high voltage lighting towers are located in the center north and south portions of the lot. There are no other structures located on the parking lot. Minor oil staining is present as a result of oil leaks from cars. Two monitor wells which are owned by DAC, are also present along the western and northwest borders of the property. The parking lot is surrounded by a chain link fence along the southern, western and northern boundaries. The railroad tracks are located outside the fence and boundaries of the parking lot.

Other than minor oil stains, there were no other observations of any spills or releases of hazardous substances. According to Tom Banks, Senior Facilities Engineer, there are no underground storage tank (USTs) located at the parking lot. In addition, Mr. Banks did not know of any releases of any hazardous wastes or materials on the property, nor has the property ever been used for storage of any hazardous substances.

Tool Storage Yard

The tool storage yard consists of nine north-south railroad spurs each connecting to one east-west spur which eventually curves to the north. The central eastern portion of the yard does not have railroad spurs and is paved with asphalt as are some of the other access roads between the spurs. The five western-most railroad spurs and the storage area between them consist of gravel covered dirt. The eastern portion of the property is an unpaved vacant area with several piles of dirt present. Mr. Banks did not know the source of the dirt. Three small, one-story buildings are present along the northern border of the property. One of the buildings is used as a break room/office for employees. The other two buildings are used for dry storage of various tools and parts. An electrical transformer which is owned by DAC is present immediately west of these buildings. Section

3.5.2, PCBs, provides a more detailed discussion of the project site transformers. The tool storage yard is identified in Figures 1 and 2.

The tool storage yard has a variety of tools, equipment, machinery, and parts stored between the railroad spurs and in the central paved storage area. According to Mr. Banks, the yard is only for dry storage and no chemicals, liquids, hazardous wastes or hazardous materials are stored there. There were no observations of any spills, releases, or storage of any hazardous wastes or materials in the tool storage yard. Minor amounts of lubricating oil may have leaked from some of the engines stored at the site, however, there were no observations of significant oil-stained soil. According to Mr. Banks, there are no USTs at the yard nor is there any history of any spills, releases or storage of hazardous substances on the property while DAC has been operating at the site.

3.3 Environmental Setting

3.3.1 Location, Climate and Physiography

Location

The project site is located in the southern central portion of Los Angeles County. The site is actually located within the City of Los Angeles, however, it is referred to as the Torrance facility due to the immediate proximity to the city of Torrance. The site is surrounded by Los Angeles to the north and south, Torrance and Carson on the east, and Torrance on the west. The Pacific Ocean is approximately six miles west of the project site.

Climate

The climate in this semi-arid area of southern California is characterized by a wet season and a dry season. The average annual precipitation is 15.5 inches coming from storms which move inland from the North Pacific. Over 90 percent of this precipitation occurs between September and March. The average annual temperature is 64°F. Extreme temperatures are moderated due

to the close proximity of the Pacific Ocean. Occasional high temperatures of over 100°F occur during the summer months, and extreme low temperatures of less than 40°F occasionally occur during the winter months (U.S. Dept. of Commerce, 1986; U.S. Dept. of Commerce, 1985).

Physiography

The project site is located within the physiographic feature known as the Torrance Plain. In the vicinity of the project site the Torrance Plain is bordered by the El Segundo Sand Hills on the west and the Dominguez Hills and Dominguez Gap on the east. The plain is fairly flat and low-lying with elevations at the project site ranging from 53 feet above mean sea level (MSL) at the parking lot to 55 feet above MSL at the tool storage yard. The general topography in the vicinity of the project site is reflected by a gentle eastward slope toward the Dominguez Channel located approximately 1.5 miles to the east.

3.3.2 Geology, Hydrogeology and Ground Water Quality

As previously noted, the project site is located within the Torrance Plain of the West Coast Ground Water Basin. According to Hargis + Associates, Inc. (January 30, 1991), surface sediments are Recent with water-bearing sediments consisting of the Upper Bellflower Aquitard and Bellflower Sand. However, the Department of Water Resources (Bulletin 104, June 1961) has mapped the Upper Pleistocene Lakewood Formation at the surface. The Lakewood Formation sediments consist of marine and continental gravel, sand, silt and clay which extend to a depth of approximately 175 feet below ground surface. In the vicinity of the project site, Lakewood Formation water-bearing sediments consist of the Gage Aquifer, which occurs at a depth of 110 feet below ground surface and is approximately 50 feet thick. The San Pedro Formation underlies the Lakewood Formation and extends to a depth of approximately 1,000 feet below ground surface. San Pedro Formation water-bearing sediments consist of the Lynwood and Silverado Aquifers. Both aquifers consist of marine and continental sand, gravel, silt and clay. The Lynwood Aquifer occurs at a depth of 300 feet below ground surface and is approximately 90 feet thick. The Silverado Aquifer

occurs at a depth of 400 feet below ground surface and is approximately 270 feet thick. These two aquifers are in very close vertical contact in the vicinity of the project site and they merge together into one Silverado Aquifer just west of the project site. The Pliocene Pico Formation underlies the San Pedro Formation and is believed to occur at a depth of approximately 1,000 feet below ground surface. Pico Formation lithologies consist of marine sand, silt and clay interbedded with gravel. The upper member of the Pico Formation is a potential source of ground water, however, no wells penetrate this formation in the vicinity of the project site. The base of fresh water has been mapped at approximately 2,000 feet below ground surface (Department of Water Resources, Bulletin 104, June 1961).

Locally, shallow aquifer water elevations range from approximately 20 to 22 feet below mean sea level (MSL) (Woodward-Clyde Consultants [WCC] November 1987, and Hargis + Associates, January 1991). This corresponds to depths of approximately 70 to 72 feet below ground surface. Deeper (Lynwood Aquifer) water elevations south and west of the project site correspond to approximately 33 feet below MSL or approximately 83 feet below ground surface (Hargis + Associates, January 1991). According to ground water investigations performed by both WCC for the DAC C-6 facility and by Hargis + Associates for the Montrose Chemicals site, the ground water flow is from the northwest to the southeast.

Ground water in the vicinity of the project site is known to have elevated levels of chlorinated and non-chlorinated volatile organics resulting from activities relating to a variety of industrial operations in the area. A review of the VISTA government records report indicated that ground water with constituents above California drinking water standards is known to originate from a variety of sources surrounding the project site including the DAC C-6 facility.

As shown on Figure 2, the most significant area of concern at the C-6 facility is located at an underground storage tank cluster between buildings one and 36. This area is approximately 800 feet east of the parking lot and approximately 2,500 feet northeast of the tool storage

yard. Several ground water monitor wells have been installed in the vicinity of these tanks to obtain ground water samples. Primary volatile organic constituents consist of 1,1-dichloroethylene (1,1-DCE), 1,1,1-trichloroethane (1,1,1-TCA), trichloroethylene (TCE) and toluene. DAC has also installed two ground water monitor wells at the project site on the southwest (DAC-P1) and northwest (WCC-10S) boundaries of the parking lot to determine potential upgradient off-site sources of contamination (see Figure 2). No soil samples were collected for analysis in conjunction with the monitor well installations. The following chemical constituents were detected in the ground water collected from these wells during ground water sampling in July and August of 1989:

<u>Well No.</u>	<u>Contaminant (ppb)*</u>		
	<u>TCE</u>	<u>1,1-DCE</u>	<u>Chloroform</u>
DAC-P1	17,000	—	—
WCC-10S	87	4	4

* (ppb = parts per billion)

The off-site upgradient source of the above mentioned constituents is unknown at this time. A detailed investigation to determine potential off-site sources for the elevated levels of TCE in the ground water was not performed under the scope of services for this assessment.

Elevated levels of DDT and other organic constituents in the ground water which are above California drinking water standards have been identified in a ground water plume southeast of the project site at the Montrose Chemicals EPA Superfund site. Most of the ground water plume has extended south and east of the site in the direction of ground water flow, however, some elevated constituents have been found to the north on the C-6 property. This northern extension of the plume is probably a result of a former holding pond located at the former Montrose facility. The Environmental Protection Agency (EPA) has authored an information brochure describing the ground water plume originating at the former Montrose Chemicals site. Figure 5 shows the EPA's interpretation of the estimated

extent of the plume. The northwestern portion of the plume can be seen extending onto the far eastern edge of the tool storage yard property. Due to the fact that there are no soil borings or monitor wells located on the tool storage yard property, the presence of these elevated constituents in this area of the project site cannot be confirmed.

3.4 Contaminant Pathways

There are three basic pathways through which contaminants could move either onto or off of the subject property. Contaminants resulting from spills or other releases of hazardous substances could migrate via air, surface, or subsurface transport pathways. An understanding of the environmental setting of the area and the mechanisms of contaminant transport makes it easier to evaluate the impact of the surrounding land use on the subject property. Brief descriptions of the three main transport pathways are presented in the following sections. These potential pathways do not represent current contaminant transport conditions at the project site. However, a discussion has been included to identify potential pathways.

3.4.1 Air Transport

An accidental spill of hazardous materials in the vicinity of the subject property could result in the release of pollutants to the atmosphere. The direction of flow and degree of dispersion of these contaminants would be dependent on local meteorological conditions and the type of contaminant released. The prevailing wind direction is from the west, however, during Santa Ana conditions, strong winds blow from the east. Under these conditions, contaminants would be widely and rapidly dispersed, depending on the type and magnitude of a pollutant release.

3.4.2 Surface Transport

DAC General Development plans were consulted to determine the locations of surface transport pathways in the vicinity of the project site. One 50-foot wide drainage easement is located along the northern boundary of the parking lot on the south side of 190th Street. In addition, a 40-foot

wide water distribution easement and a 5-foot diameter sewer line are located along the southern boundary of the tool storage yard, however, the sewer line is identified to receive sewage only from the Stauffer Chemical Company (current Montrose Chemical site). This sewer line is intersected by a north-south line which cuts across the eastern third of the tool storage yard. Storm drains located in the parking lot carry water run-off north to a drainage line located along 190th Street. In addition, a small drainage ditch was observed during the site visit which runs east-west through the center pave area of the tool storage yard, however, it is not known where the water from this ditch discharges.

3.4.3 Subsurface Transport

Spills and other discharges of hazardous materials which occur in unpaved areas can negatively impact soils and ground water. Major spills could conceivably migrate downward and reach the water table. Such potential migration, however, would probably be limited by adsorption and dispersion processes in the unsaturated zone. The degree of this attenuation is dependent upon site-specific conditions. According to Mr. Tom Banks, DAC Senior Facilities Engineer, there have been no known spills or releases of hazardous substances at the project site. Major spills on the property would appear to be unlikely due to the fact that the two project site parcels have been used exclusively for parking and dry storage of tools, parts, and equipment.

3.5 Compliance Status

According to conversations with Messrs. Tom Banks and Dan Palacios of DAC, there is no knowledge that activities such as generation or storage of hazardous wastes or substances have occurred at the project site. Reportedly, there were no underground storage tanks installed at the project site, nor had there ever been any known or reported release or spill of hazardous materials on the two parcels. Additionally, a review of historical information on the site and a review of regulatory agency lists did not identify the presence of known contamination areas on the property.

3.5.1 Pesticides

As previously discussed under Section 3.1, Property History, the site appeared to be farmland prior to development for defense manufacturing purposes in the early 1940s. The type of crops grown in the area are unknown. Pesticides were not commonly used prior to World War II, therefore it is assumed that the presence of pesticides and herbicides would not be significant at the project site. According to the title search performed by Sverdrup, the land was owned by the Dominguez Estate Company prior to development, however, there are no records documenting farming practices.

3.5.2 PCBs

One City of Los Angeles Department of Water and Power (DWP) electrical substation is located immediately east of the tool storage yard. This parcel is leased from DAC by the DWP. According to Mr. Johnson Tsui of the DWP, this substation has been tested for PCBs and was found to be within the specified state and federal PCB limits.

As shown on Figure 2, one electrical transformer is located on the tool storage yard property. This transformer is owned and maintained by DAC. According to Tom Banks, this transformer has been tested for the presence of PCBs and was found to be within the specified federal limits of PCBs. Two additional transformers are present in the parking lot to power the lights. According to John Chan, Electrical Design Engineer, these transformers utilize mineral oil as the insulating/cooling fluid. These power light transformers have also been tested for PCBs and were found to be within the specified federal limits.

3.6 Surrounding Land Use

A majority of the property surrounding the project site is industrialized. As a result, elevated levels of chlorinated and non-chlorinated volatile organics in the ground water are likely to occur from a variety of sources. Many sites immediately adjacent to the DAC C-6 facility are currently

conducting subsurface investigations to identify and characterize elevated levels of constituents in the soil and ground water. In addition, some of these sites have implemented remediation programs to remediate the soil and/or ground water. As previously mentioned under a discussion on ground water quality (Section 3.3.2), elevated levels of chlorinated and non-chlorinated volatile organics have been identified in the ground water at the DAC C-6 facility to the east and northeast of the project site. In addition, the Montrose Chemicals site, located immediately east of the tool storage yard, has a ground water plume with elevated levels of DDT and other organic constituents. According to the EPA's interpretation, the ground water plume has extended onto the DAC property and possibly within the borders of the tool storage yard (see Figure 5).

The government records report generated by VISTA identified approximately 88 sites within a one-mile radius of the project site which were found on a variety of regulatory federal, state, and local (county) listings. A copy of the VISTA report, including a map of the surrounding area and sites, is contained in Appendix B. Of the 88 sites, 23 have been identified on either the Abandoned Sites Program Information System (ASPIS), CERCLIS, or County lists as requiring no further action. An additional 36 sites were listed as hazardous waste generators on the Hazardous Waste Generators, Treatment Storage and Disposal Facilities (HWIS) list and have not currently been cited for violations relating to storage or releases of hazardous substances. The remaining 29 sites are currently under investigation and/or remediation activities under the direction of one or more regulatory agencies. Of the 29 remaining sites, approximately 14 are located upgradient of the project site.

4.0 CONCLUSIONS

It does not appear likely that past or present activities at the project site have resulted in subsurface soil or ground water contamination. According to representatives of DAC, and based on a review of historical aerial photographs, it does not appear that the project site has been used for the generation, treatment, or storage of hazardous wastes or substances during DAC's involvement with the property. It appears that the parking

lot parcel has only been used for parking and for farming prior to site development. The tool storage yard has a history of use for dry storage of parts and equipment. The tool storage yard may also have been used as a mobile home park and for raw product storage by one of the nearby aluminum manufacturing facilities, however, this information cannot be confirmed. Prior to any site development, the tool storage yard property also appeared to be farmland. Elevated levels of DDT and other organic constituents originating from the neighboring Montrose Chemicals Superfund site may have spread onto the eastern portion of the tool storage yard, however, no subsurface investigations have been performed at the site to test for the presence of these constituents in the soil or ground water.

Elevated ground water levels of chlorinated and non-chlorinated volatile organics above California drinking water standards in the vicinity of the project site are considered to be fairly common due to the industrialized history of the area. A detailed investigation of potential off-site sources of these elevated constituents in the ground water was not performed under the scope of services for this assessment. However, the presence of elevated constituents in the ground water originating at the DAC C-6 facility and the Montrose site to the east was identified and discussed. In addition, the presence of elevated levels of TCE in the ground water has been identified on the western border of the parking lot from two monitor wells installed by DAC. These wells are located upgradient relative to the parking lot and a majority of the C-6 facility. However, the off-site, upgradient source of the TCE is unknown at this time.

5.0 RECOMMENDATIONS

As previously outlined in the scope of services, CDM recommends Phase II investigation of subsurface soil conditions at the project site. This investigation will assist in determining if any past activities at or adjacent to the project site have adversely impacted the underlying soil.

In particular, soil borings located in the parking lot near the existing monitor wells will help determine if the TCE found in the ground water at

those wells is also present in the subsurface soils of the area. Soil sampling along the eastern border of the tool storage yard will help determine if activities relating to the Montrose Chemicals site or the DWP power substation have adversely affected subsurface soils at the tool storage yard. Additionally, soil sampling in the main portion of the tool storage yard will help determine if past operations (potential storage of raw product by aluminum manufacturing companies) or present dry storage practices have adversely impacted the subsurface soils.

As identified in the scope of work for the Phase I Environmental Assessment, a work plan outlining the proposed Phase II investigation has been prepared under separate cover.

6.0 REFERENCES

- California, State of, Department of Water Resources. Planned Utilization of the Ground Water Basins of the Coastal Plain of Los Angeles County - Appendix A Ground Water Geology. Bulletin 104, July 1961.
- Camp Dresser & McKee Inc., Quality Assurance Manual for Phase I Environmental Audits and Environmental Assessments, 1988.
- Douglas Aircraft Company, letter to Mr. Gary Powley regarding history of the Torrance (C-6) Facility, March 14, 1991.
- Douglas Aircraft Company, various maps and plans of the project site.
- Environmental Protection Agency, Montrose Chemical Corp. Superfund Site, May 1990.
- Hargis + Associates, Field and Raw Analytical Data Submittal Semiannual Groundwater Sampling, November-December 1990, Montrose Site, Torrance, CA, January 30, 1991.
- Sverdrup Corporation, Preliminary Investigations & Master Plan Concept Study for the Torrance Facility Redevelopment, Douglas Aircraft Company, March 6, 1990.
- U.S. Department of Commerce, National Oceanic and Atmospheric Administration, Climatological Data Annual Summary, Vol. 89, No. 13, 1985.
- U.S. Department of Commerce, National Oceanic and Atmospheric Administration, Climatological Data Annual Summary, Vol. 90, No. 13, 1986.
- VISTA Environmental Information, Inc., Government Records Report, March 25, 1991.
- Whittier College Fairchild Collection, Historical Aerial Photographs of Project Site and Surrounding Areas, 1927-1957.
- Woodward-Clyde Consultants, Interim Report on Phase II of the Subsurface Investigation at Tanks 19T and 20T at the C-6 Facility, November 18, 1987.
- Woodard-Clyde Consultants, Phase III Drilling Program at Douglas Aircraft Company's Torrance (C-6) Facility, December 16, 1987.

INDIVIDUALS CONTACTED:

Mr. Tom Banks, Mr. John Chan, Mr. Dan Pelacios
Douglas Aircraft Company, Torrance, CA (213) 533-6659

Mr. Boramy Ith, Douglas Aircraft Company, Long Beach, CA (213) 497-5170

Mr. Phillip Jacobs, L.A. County Department of Health Services,
Los Angeles, CA, (213) 744-3235

Mr. Gary Powley, Mr. Merle Pautsch, McDonnell Douglas Realty,
Irvine, CA, (714) 833-2133

Mr. Johnson Tsui, L.A. Department of Water and Power,
Los Angeles, CA, (213) 481-3523

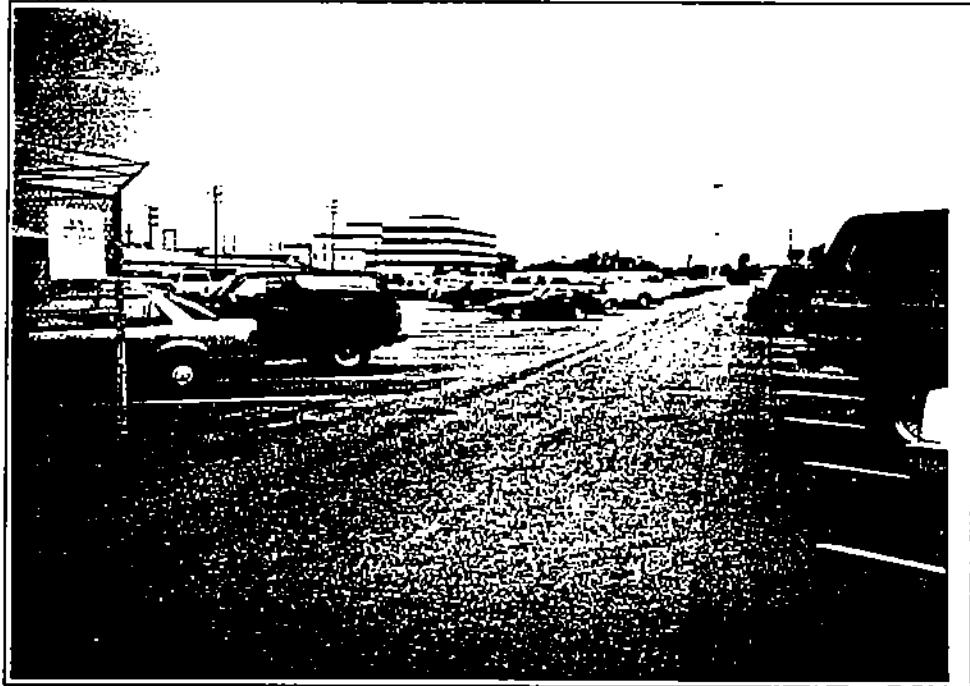
APPENDIX A
SITE PHOTOGRAPHS

FIELD PHOTOGRAPHY SHEET

PROJECT McDonnell Douglas - Torrance JOB NUMBER 2299-115-RT-AUDT

DATE April 16, 1991

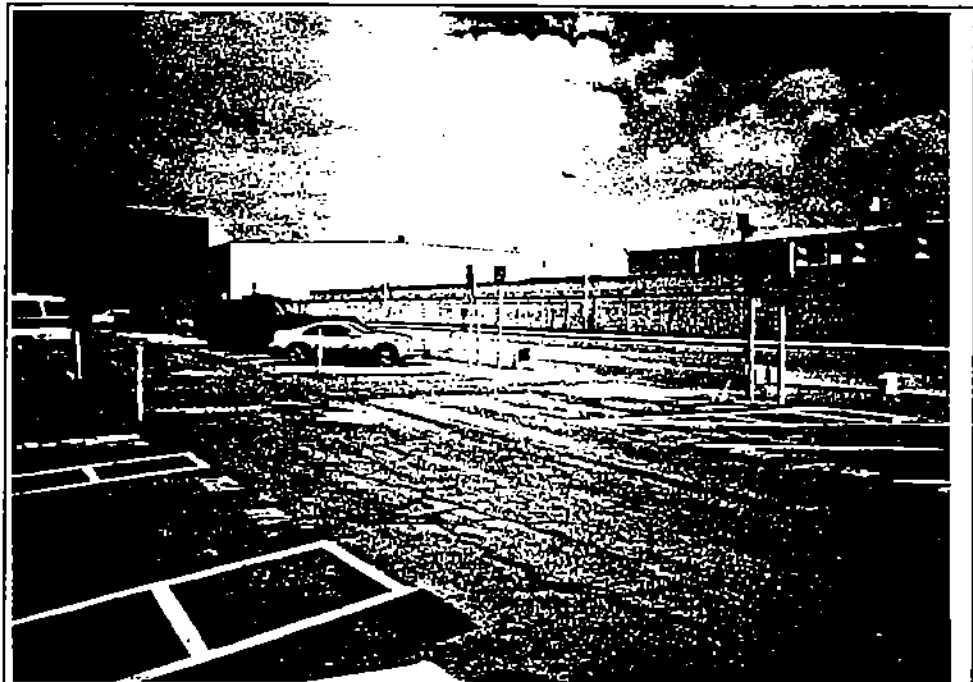
PHOTOGRAPH NO. 1



DESCRIPTION View of parking lot to the north. Note high voltage lighting tower in background.

DATE April 16, 1991

PHOTOGRAPH NO. 2



DESCRIPTION View of DAC C-6 facility east of parking lot.

FIELD PHOTOGRAPHY SHEET

PROJECT McDonnell Douglas - Torrance JOB NUMBER 2299-115-RT-AUDT

DATE April 16, 1991

PHOTOGRAPH NO. 3



DESCRIPTION View of parking lot to the northwest with International Light Metals in the background.

DATE April 16, 1991

PHOTOGRAPH NO. 4



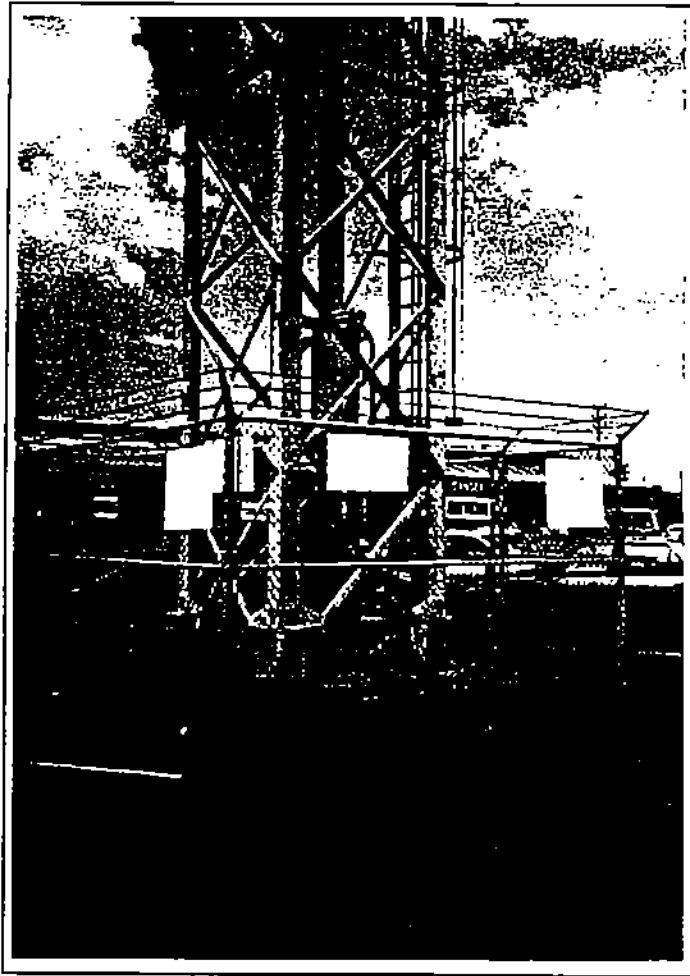
DESCRIPTION Southwest view of parking lot with International Light Metals in the background.

FIELD PHOTOGRAPHY SHEET

PROJECT McDonnell Douglas - Torrance JOB NUMBER 2299-115-RT-AUDT

DATE April 16, 1991

PHOTOGRAPH NO. 5



DESCRIPTION High voltage lighting tower in parking lot.

FIELD PHOTOGRAPHY SHEET

PROJECT McDonnell Douglas - Torrance JOB NUMBER 2299-115-RT-AUDT

DATE April 16, 1991

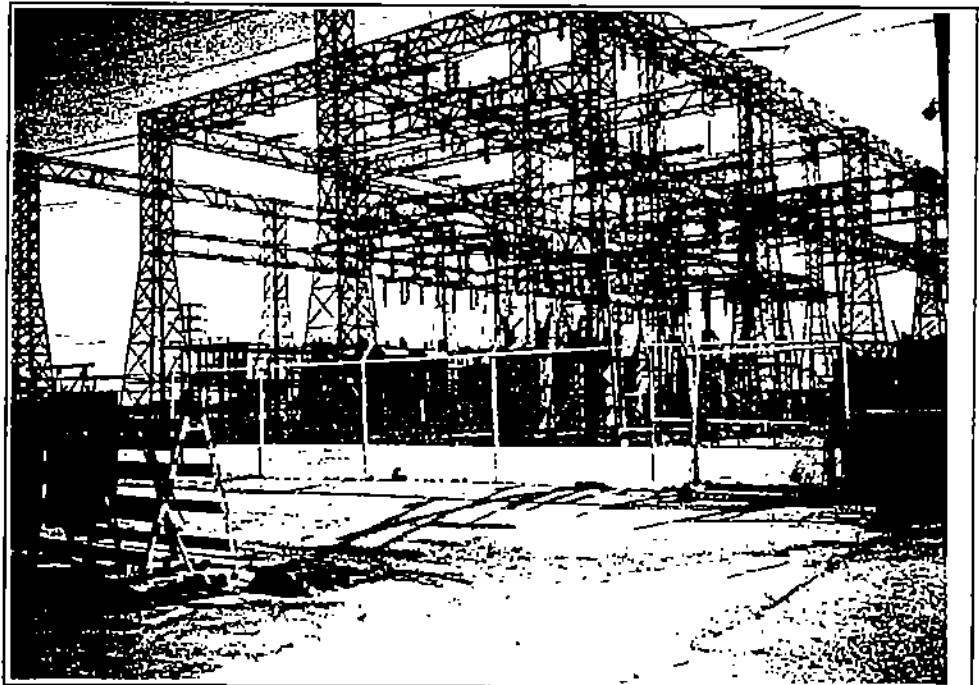
PHOTOGRAPH NO. 6



DESCRIPTION View of tool storage yard toward the west with Capital Metals in the background (right).

DATE April 16, 1991

PHOTOGRAPH NO. 7



DESCRIPTION L.A. Department of Water & Power electrical substation at the eastern border of the tool storage yard.

FIELD PHOTOGRAPHY SHEET

PROJECT McDonnell Douglas - Torrance JOB NUMBER 2299-115-RT-AUDT

DATE April 16, 1991

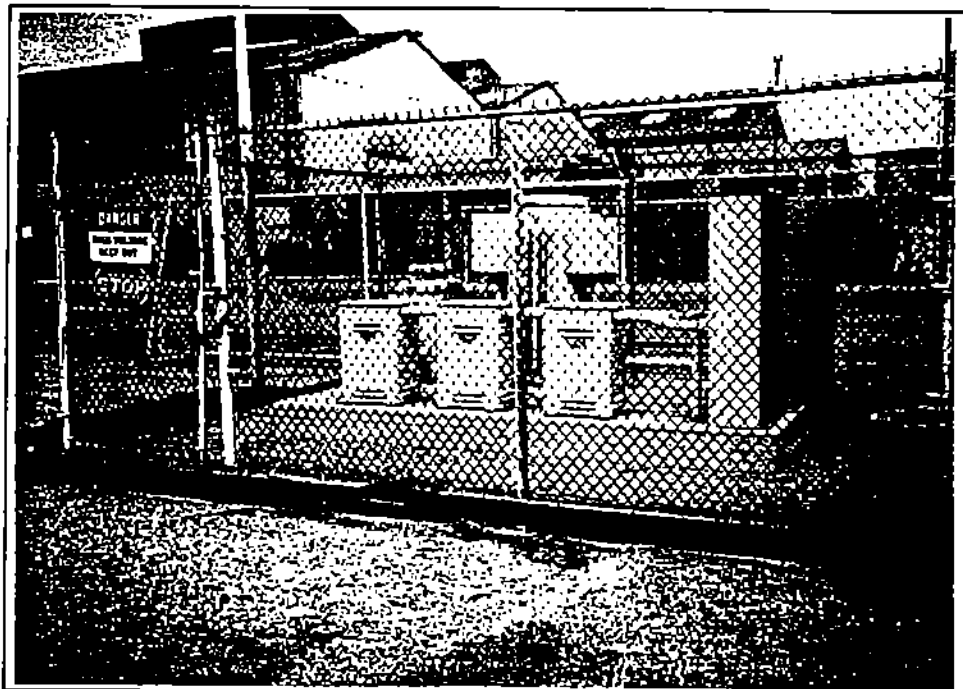
PHOTOGRAPH NO. 8



DESCRIPTION Buildings at tool storage yard used for dry storage.

DATE April 16, 1991

PHOTOGRAPH NO. 9



DESCRIPTION Electrical transformer located at northern boundary of tool storage yard.

FIELD PHOTOGRAPHY SHEET

PROJECT McDonnell Douglas - Torrance JOB NUMBER 2299-115-RT-AUDT

DATE April 16, 1991

PHOTOGRAPH NO. 10



DESCRIPTION Capital Metals, north of tool storage yard.

APPENDIX B
VISTA GOVERNMENT RECORDS REPORT



SUBSCRIBER NAME	: Camp, Dresser & McKee
ATTENTION	: Katherine Treiberg
ADDRESS	: 18881 Von Karman Avenue, Suite 650
CITY/STATE/ZIP	: Irvine, CA 92715
SUBSCRIBER ACCOUNT NO.	: CDM 267

INQUIRY NUMBER	: 1-CDM-2937
DATE ORDERED	: 3/19/1991
DATE ISSUED	: 3/25/1991
PROPERTY COMMON ADDRESS	: 190th, Normandie, Del Amo & Western
CITY/COUNTY/STATE/ZIP	: Torrance, Los Angeles, CA 90501

Dear Subscriber:

In response to your recent order for services, we enclose your *Vista Government Records Report*. We hope you find the information helpful in your investigation. In the event you require additional information about any site identified in this report, please contact our *Customer Service Department*.

Please remember that this report represents only a search of the specific government records listed in the table of contents. Vista is aware of additional government record sources that have not been included in this report and Vista makes no representations of adequacy for Subscriber's purposes. The Subscriber should also be aware that government environmental records often have incomplete or inaccurate locations. Subscriber acknowledges that all reports reflect locations of street addresses and do not necessarily indicate the size or specific location of any site. In addition, the Subscriber must recognize that government agencies do not list all sites of environmental contamination. Therefore, this report should not be used as a substitute for a complete Phase I Audit and should be reviewed by a qualified attorney or environmental consultant.

This report is intended only for the use and benefit of the Subscriber who shall be the only party authorized to review this report. This report is provided pursuant to a subscription agreement with Vista Environmental Information, Inc., and is subject to all of the terms and conditions thereof, SPECIFICALLY INCLUDING, BUT NOT LIMITED TO, PROVISIONS REGARDING SUBSCRIBERS USE AND LIMITATIONS OF VISTA ENVIRONMENTAL INFORMATION, INC.'S LIABILITY. Please refer to the end of this report for a copy of the subscription agreement. We appreciate your patronage.

Government Records Report

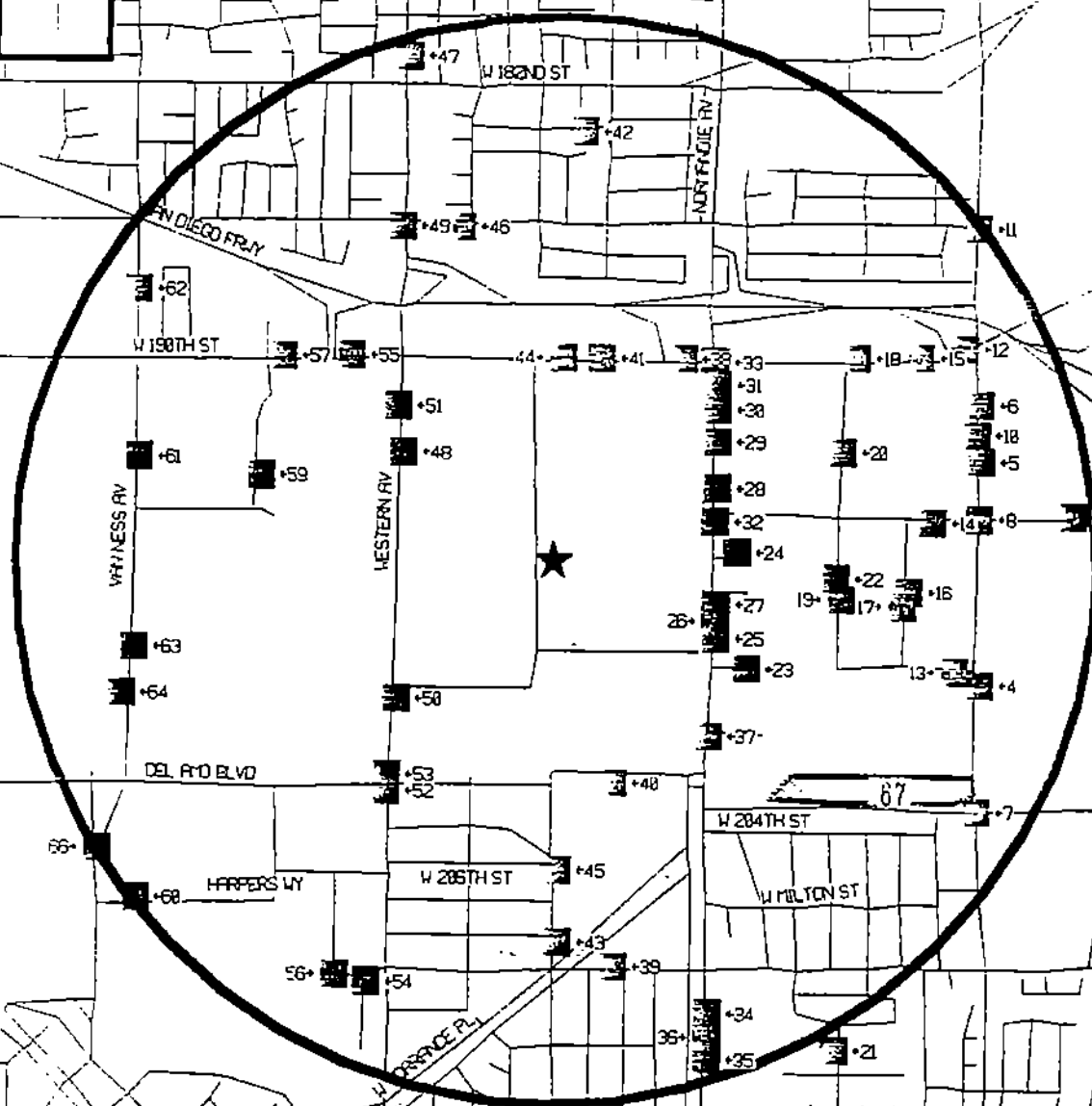


Subject Property

Government Listed Sites (see
description on following pages)

Railroads

Surface hydrology



miles

0

0.5

1.0

2937-CDM-1

Page 2 of 27

LIST OF RECORDS SEARCHED

This report represents a search of the following government database sources:

<u>DATABASE</u>	<u>TYPE OF RECORDS</u>	<u>AGENCY</u>
CERCLIS	: Federal Superfund Sites	U.S. EPA
NPL	: National Priority List Sites	U.S. EPA
LIENS	: Filed Notices of Superfund Liens	U.S. EPA
CORTESE	: Hazardous Waste & Substances Site List	California Governor's Office of Planning & Research
BEP	: Sites Authorized for cleanup under the California Bond Expenditure Plan	CAL-DHS
HWP	: Sites designated as Hazardous Waste Properties and Border Zone Properties	CAL-DHS
ASPIS	: Abandoned Site Program	CAL-DHS
HWIS	: Hazardous Waste Generators, Treatment, Storage & Disposal Facilities	CAL-DHS
SWIS	: Active & Inactive Sanitary Landfills and Disposal Facilities	CAL-Waste Management Board
LUST	: Leaking Underground Storage Tanks	CAL Regional Water Resources Control Boards
COUNTY DATA	: Landfills & Waste Disposal Facilities	County Departments of Health

Due to the scale of the map, red squares on the map may represent more than one agency listing or location. For a detailed description of each source, please refer to the legends on the following pages.

For more information please call (800) 733-7606.

CERCLIS

The information presented in this report is updated to July 30, 1990.

Since 1982, U.S. EPA has developed and maintained lists of contaminated properties under the federal Superfund program pursuant to the Comprehensive Environmental Response Compensation and Liability Act of 1980 (CERCLA), 42 U.S.C. Section 9601 (1985). U.S. EPA discovers these sites from citizen reports, routine inspection of hazardous waste generators, treatment, storage and disposal facilities, and reporting requirements. This database tracks approximately 2300 sites of environmental concern in the state of California.

MAP ID No	EPA No.	SITE NAME	ADDRESS	CITY	ZIP	NFA* FLAG	TYPE*	REGIONAL* UTILITY DESCRIPTION
6	CAD063821011	GOER MFG CO INC WEST	19100 S VERMONT AVE	GARDENA	90248	N	DS1, PA1	SOLVENTS - METHYL ETHYL KETONE. DRUMS, ABOVE GROUND. OTHER: PAINT LACQUER. NOTIS SITE. RCRA REGULATED: GENERATOR SEE NOTIFICATION FILE. NOTIS 103(C) SITE.
7	CAD029544731	DEL AMO	DEL AMO BLVD & VERMONT AVE	LOS ANGELES	90220		HR1, SI1, OS1, PA1, ES1	SOLVENTS. OTHER:RECYCLING/R ECOVERY. HEAVY METALS. INORGANICS. ORGANIC RESIDUE FROM ETHYLENE & STYRENE PRODUCT. LANDFILL. NOTIS SITE. STS SITE. OILY WASTE. ORGANICS. IMPOUNDMENT. SITE INSPECTION DAY. RANKING STATE.
7	CAD029544731	DEL AMO (D)	DEL AMO BLVD & VERMONT AVE	LOS ANGELES	90220		HR1, SI1, DS1, PA1.	

1-COH-2937

* See key on last page for definition

(D) at the end of a site name indicates that this site is no longer listed on the most recent version of the database.

(--) in the map id field indicates a site, possibly in the radius, currently under investigation.

The source agency was unable to provide sufficient locational information

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CERCLIS continued...

MAP ID NO. EPA NO.	SITE NAME	ADDRESS	CITY	ZIP	NFA* FLAG	TYPE*	REGIONAL* UTILITY DESCRIPTION
21 CAD980887277	ROYAL BLVD DSPL SITE	ROYAL BLVD BTWN 209TH&210TH ST	LOS ANGELES	90055	N	DS1, PA1	OTHER: FOUNDRY SAND, BAGHOUSE DUST, MELT SHOP S. NEW ERRIS SITE. LATE 103(C) NOTIFIER.
22 CAD098627516	INTERWEB/RR DONNELLEY & SONS CO	19681 PACIFIC GATEWAY DR	TORRANCE	90502	N	DS1, PA1	SOLVENTS: NON-HALOGENATED SOLVENT. OTHER: WASTEWATER TREATMENT SLUDGES, CYANIDE PL. ABOVE GROUND TANK-UNKNOWN SUBSTANCE. DRUMS, ABOVE GROUND-UNKNOWN SUBSTANCE. NEW ERRIS SITE.
24 CAD048489306	AMOCO CHEMICALS CORP	1225 W 196TH STREET	TORRANCE	90504	N	DS1, PA1	(CURRENT & FORMER) POLYSTYRENE MFG. NEW CERCLIS SITE. CA 3012 SITE. RCRA REG GEN. OTHER- DRYWELL, TANK FARM, STYRENE TANK, COOLIN. OTHER- PROCESS WATER BATHS, SUMP. ORGANICS- MONOMER WASTE, ORGANIC CHEMICALS. SOLVENTS- UNSPEC SOLVENT MIXTURE. TANKS. OTHER- 12,000 GAL UNLINED SUMP, DRYWELL. OILY WASTE- WASTE OIL & MIXED OIL.
29 CAD009565672	TYLAN CORP	19220 S NORMANDIE	TORRANCE	90502	N	DS1, PA1	OTHER:NON-LISTED CORROSIVE REACTIVE WASTES. FACILITY CLOSED. RCRA REGULATED: (NO PART A, NOTIFICATION TO JOA.

* See key on last page for definition

(D) at the end of a site name indicates that this site is no longer listed on the most recent version of the database.

(--) in the map id field indicates a site, possibly in the radius, currently under investigation.

The source agency was unable to provide sufficient locational information

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1-COM-2937

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BOE-C6-0140699

MAP ID NO.	EPA NO.	SITE NAME	ADDRESS	CITY	ZIP	NFA FLAG	TYPE*	REGIONAL UTILITY DESCRIPTOR
32	CAD009585803	LAWSON ENTERPRISES INC	19500 S NORMANIE AVE	TORRANCE	90502	N	DS1, PA1, SI1	NEW CERCLIS SITE. CALIFORNIA 3012 SITE. RCRA REGULATED: GENERATOR SEE NOTIFICATION FILE. UNDERGROUND TANKS- SOLVENTS. UNDERGROUND TANKS- HAZ WASTES (RESINS). ABOVE GROUND TANKS- SOLVENTS. HEAVY METALS: TITANIUM DIOXIDE. ORGANICS: THIOCYANATE, ARCYLICS, ALKYDS, URETHA. SOLVENTS: UMP NAPTHA, CHEVRON 700 THURNER, TOLU.
37	CAD008242711	MONTROSE CHEMICAL CORP	20201 S NORMANDIE AVE	TORRANCE	90502		SI1, DS1, PA1, RV1, NP1, HR1, HF1, R11, WP1, RA1, CO1, OM1, CR1, RO1, TG1, HA1, RD1	PESTICIDES. OTHER:NON-LISTED CORROSIVE WASTE, CHORAL, CHLOR. TANKS. PROPOSED NPL CANDIDATE FOR AUGUST 1984. RCRA REGULATED:GENERAT OR, TSD FACIL (EXEMPT REC. 7 1/2 MIN QUAD-TORRANCE. HAZARD TARGET AIR: OBSERVED.
37	CAD008242711	MONTROSE CHEMICAL CORP (D)	20201 S NORMANDIE AVE	TORRANCE	90502		SI1, DS1, PA1, HR1.	
40	CAD008352205	JONES CHEMICALS INC	1401 W DELANO ABLVD	TORRANCE	90501			
43	CAD980665582	NORTHROP CORP AIRCRAFT DIV	20700 DENKER ST	LOS ANGELES	90032		DS1	NEW CERCLIS SITE.
48	CAD000627463	NORTHROP CORP AIRCRAFT DIV	19200 S WESTERN AVE	LOS ANGELES	90250			

1-CDM-2937

* See key on last page for definition

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The source agency was unable to provide sufficient locational information

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CERCLIS continued...

MAP ID NO.	EPA NO.	SITE NAME	ADDRESS	CITY	ZIP	MFA* FLAG	TYPE*	REGIONAL* UTILITY DESCRIPTION
48	CAD030398622	INTEL LIGHT METALS CORP	19200 S WESTERN AVE	LOS ANGELES	90509			
57	CAD047059811	INDUSTRIAL HOLDING CORP	2015 W 190TH ST	TORRANCE	90504	N	DS1, PA1	NEW CERCLIS SITE. CALIFORNIA 3012 SITE. RCRA REGULATED: GENERATOR SEE NOTIFICATION FILE. UNDERGROUND TANK- HAZ WASTES (WASTE OIL & WATER. LANDFILL (PAINT SLUDGE). HEAVY METALS: METAL MACHINE WASTE. OILY WASTE: OIL & WATER. OTHER: PAINT SLUDGE, POWDERED PIGMENT WASTE.

1-CDM-2937

* See key on last page for definition

(D) at the end of a site name indicates that this site is no longer listed on the most recent version of the database.

(--) in the map id field indicates a site, possibly in the radius, currently under investigation.

The source agency was unable to provide sufficient locational information

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BOE-C6-0140701

NATIONAL PRIORITY LIST (NPL)

The information presented in this report is updated to July 6, 1990.

U.S. EPA maintains this list under the Comprehensive Environmental Response Conservation and Liability Act of 1980 (CERCLA) 42 U.S.C. Section 9601 (1985). Once sites have been designated on the CERCLIS List, U.S. EPA uses its Hazard Ranking System (HRS) to determine potential risks to human health and the environment. Only those CERCLIS sites which present the greatest risk are added to the NPL, which qualifies the sites to receive CERCLA remedial funding. EPA currently lists over 85 NPL sites in the State of California.

MAP ID NO.	EPA NO.	SITE NAME	STREET	CITY	ZIP	STATUS* INDICATOR	SITE* DESCRIPTION
37	CAD008242711	MONTROSE CHEMICAL CORP	20201 S NORMANDIE AVE	TORRANCE	90502	F	MONTROSE CHEM MFG'D THE PESTICIDE DDT ON A 17 ACRE SITE IN TORRANCE, CA FR 1947-82. LOCATED IN INDUS/RESID AREA WHERE 3,000 LIVE/WORK 0.25 MI OF SITE. CO'S OPER INCLUDE FORMULA- TION, GRINDING, PACK., & DISTR OF DDT. SOIL & SURF WTD CONTM DDT

1-CDM-2937

* See key on last page for definition

(D) at the end of a site name indicates that this site is no longer listed on the most recent version of the database.

(--) in the map id field indicates a site, possibly in the radius, currently under investigation.

The source agency was unable to provide sufficient locational information

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FEDERAL SUPERFUND LIENS (LIENS)

The information presented in this report is updated to March 9, 1990.

Under Section 107(L) of the Comprehensive Environmental Response, Conservation and Liability Act of 1980 (CERCLA) 42 U.S.C. Section 9607 (1), US EPA has authority to file liens against real property to recover clean up, response, and any other expenditure made by US EPA under the CERCLA program. US EPA has prepared a listing of filed notices of Superfund liens which is updated quarterly. Because these liens are "statutory liens," they arise when the agency spends money on a site or when notification of potential liability is received by the owner of the property. EPA maintains that these liens can arise without filing, however, and they suggest checking CERCLIS sites for lien status.

MAP

ID

NO.	SITE NAME	LOCATION	DATE FILED	ESTIMATED VALUE
-----	-----------	----------	------------	-----------------

As of the date listed above, no sites listed in this database are located within a one mile radius of the subject property.

1-CDM-2937

(D) at the end of a site name indicates that this site is no longer listed on the most recent version of the database.

(--) in the map id field indicates a site, possibly in the radius, currently under investigation.

The source agency was unable to provide sufficient locational information

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HAZARDOUS WASTE AND SUBSTANCES SITES LIST CORTESE

The information presented in this report is updated to March 16, 1990.

The California Governor's Office of Planning and Research annually publishes a listing of potential and confirmed hazardous waste sites throughout the State of California under Government Code Section 2. 65962.5. This database currently contains approximately 6,000 entries in the state of California. This list is based on input from the following agencies:

- | | |
|---|--|
| <p>1) DHS1: Records that have been compiled by the Toxic Substances Control Division of the Department of Health Services. This code indicates abandoned hazardous waste sites.</p> <p>2) DHS2: Records that have been compiled by the Environmental Health Division of the Department of Health Services. This code indicates contaminated public water drinking wells that serve less than 200 connections ("small wells").</p> <p>3) DHS3: Records that have been compiled by the Environmental Health Division of the Department of Health Services and consist of contaminated public water drinking wells that serve more than 200 connections ("large wells").</p> | <p>4) DHS5: Sites pursuant to Section 23356 of the Health and Safety Code (sites included under the Hazardous Substance Cleanup Bond Act).</p> <p>5) WRCB: Records compiled by the Water Resources Control Board. These are sites of reported leaks that have been investigated by the WRCB. Leak sites do not necessarily lie within incorporated boundaries of listed cities.</p> <p>6) CWMB: Records compiled by the California Waste Management Board. These are solid waste disposal facilities from which there is a known migration of hazardous waste.</p> |
|---|--|

MAP
ID

NO.	SITE	LOCATION	CITY	ZIP	SOURCE*	PROBLEM*
5	MELEDYNE SPRAGUE ENGINEERING	19300 VERMONT AVENUE S.	LOS ANGELES	90044	WRCB	TANK LEAK
21	ROYAL BOULEVARD CLASS III DISPOSAL SITE	ROYAL BOULEVARD BETWEEN 209TH & 210TH STREETS	TORRANCE	90055	DHS5	
21	ROYAL BLVD CLASS III DISPOSAL SITE (D)	ROYAL BLVD BETWEEN 209TH & 210TH ST	TORRANCE	90055		
24	AMOCO CHEMICALS CORP (2)	1225 W 196 ST	TORRANCE	90502	DHS1	
27	TRICO INDUSTRIES	19706 NORMANDIE AVENUE	LOS ANGELES	90248	WRCB	TANK LEAK
32	DOUGLAS AIRCRAFT CO	19503 NORMANDIE AVENUE S.	TORRANCE	90502	WRCB	TANK LEAK

1-CDM-2937

* See key on last page for definition

(D) at the end of a site name indicates that this site is no longer listed on the most recent version of the database.

(--) in the map id field indicates a site, possibly in the radius, currently under investigation.

The source agency was unable to provide sufficient locational information

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CORTESE continued...

MAP

ID

NO. SITE	LOCATION	CITY	ZIP	SOURCE*	PROBLEM*
32 LAWSON ENTERPRISES INC LAWSON CHEMICAL PRODUCTS CO	19500 S NORMANDIE	TORRANCE	90502	DHS1	
34 AKZO COATINGS AMERICA INC	20846 NORMANDIE AVENUE S.	TORRANCE	90502	WRCB	TANK LEAK
37 MONTROSE CHEMICAL	20201 NORMANDIE AVENUE	TORRANCE	90502	DHS5	
47 SHELL STATION #	18130 WESTERN STREET S.	GARDENA	90247	WRCB	TANK LEAK
49 UNOCAL STATION #5131	18605 WESTERN AVENUE S.	TORRANCE	90248	WRCB	TANK LEAK
51 TOYOTA MOTOR SALES	19001 WESTERN AVENUE S.	TORRANCE	90509	WRCB	TANK LEAK
53 THE CARSON ESTATES COMPANY	20225 WESTERN AVENUE S.	TORRANCE	90501	WRCB	TANK LEAK
55 UNOCAL STATION #6075	1875 190TH STREET W.	TORRANCE	90504	WRCB	TANK LEAK
64 MOBIL STATION #	20225 VAN NESS S.	TORRANCE	90205	WRCB	TANK LEAK
67 DEL AMO BOULEVARD	DEL AMO BOULEVARD BETWEEN VERMONT AND NORMANDIE	TORRANCE	90502	DHS5	

1-CDH-2937

* See key on last page for definition

(D) at the end of a site name indicates that this site is no longer listed on the most recent version of the database.

(--) in the map id field indicates a site, possibly in the radius, currently under investigation.

The source agency was unable to provide sufficient locational information

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1989 BOND EXPENDITURE PLAN

The information presented in this report is updated to January 10, 1990.

The Bond Expenditure Plan (BEP) contains a listing of all verified hazardous waste sites that are or will be targeted for abatement by the California Department of Health Services under the Hazardous Substance Cleanup Bond Act of 1984 (Health and Safety Code Section 25356) and the Hazardous Substance Account (HSA). Hazardous waste sites may be discovered by the department directly or referred to the department for confirmation and follow up action by another government agency, such as a local health department, a Regional Water Quality Control Board, a responsible party or a concerned citizen. New sites are added to this database as they are verified and the "Preliminary Assessment, Site Investigation and Hazard Ranking System" processes are completed. This database is updated once annually after approval of the California state legislature.

This database currently contains a list of approximately 450 sites in the State of California.

MAP ID NO	SITE NAME	STREET ADDRESS	CITY	ZIP	SITE INFORMATION*
21	ROYAL BOULEVARD CLASS III DISPOSAL SITE	ROYAL BLVD BETWEEN 209TH & 210TH STS	TORRANCE	90055	See following page(s).
37	MONTROSE CHEMICAL	20201 NORMANDIE AVE	TORRANCE	90502	See following page(s).
67	DEL AMO BOULEVARD	DEL AMO BLVD BTWEEN VERMONT & NORMANDIE	TORRANCE	90502	See following page(s).

1-CDM-2937

* See key on last page for definition

(D) at the end of a site name indicates that this site is no longer listed on the most recent version of the database.

(--) in the map id field indicates a site, possibly in the radius, currently under investigation.

The source agency was unable to provide sufficient locational information

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RESPONSIBLE PARTY LEAD SITE CLEANUP WORKPLAN

ROYAL BOULEVARD CLASS III DISPOSAL SITE

Site Information

Location and Type of Site
 Royal Boulevard between 209th
 & 210th Streets
 Torrance, CA 90055
 Los Angeles

This 7.3 acre site is located on both sides of Royal Boulevard between 209th and 210th Streets in Torrance. It was a landfill operated by National Supply Company, a division of Armco from 1956 through 1985.

Description of Hazardous Wastes

During the preparation of the environmental audit and closure plan for the National Supply Company's Torrance facility, it was discovered that foundry sand and baghouse dust may have been disposed of at the Royal Boulevard site. The foundry sand and baghouse dust waste may contain heavy metals.

Threat to Public Health and Environment

This site is bordered by single-family residential units on the north, east, and south. There is potential for windblown dispersal of foundry sand. There is surface contamination, and offsite migration may result from storm water runoff. Depending on the form of contamination there is some potential for migration to ground water.

Site Status

Status of Site Activity

On July 16, 1986, the preliminary characterization plan was submitted to the Department and has been approved. The owner of the site, National Supply Company, a division of Armco, Inc., has conducted a limited remedial investigation.

Projected Revenue Sources

DHS will be issuing a remedial action order or entering into an enforceable agreement with the responsible parties (RPs). DHS has budgeted \$50,000 for oversight/monitoring of cleanup efforts. DHS will recover 100 percent of direct costs plus staff costs and overhead related to the project. The RPs will pay all costs associated with remedial investigation and cleanup activities.

Project Completion Estimates

The estimates shown below reflect completion of major site cleanup phases based on current information concerning the site and RP cleanup plans and completed actions.

Task Group	Estimated Completion
Site Characterization	
Remedial Action Order	Sep. 1991
Remedial Investigation/ Feasibility Study	Feb. 1993
Remedial Action Plan	May 1993
Remedial Action	
Design	Aug. 1993
Implementation	Feb. 1994
Certification	Apr. 1994
Cost Recovery and/or Operation and Maintenance	
Cost Recovery	Apr. 1995
Operation and Maintenance	0-5 years

THE DEGREE OF HEALTH HAZARD POSED BY CHEMICAL CONTAMINATION OF A SITE DEPENDS ON THE CONCENTRATION OF THE MATERIAL PRESENT AND THE DURATION OF EXPOSURE. DHS POLICY IS TO EVALUATE ALL LISTED HAZARDOUS SUBSTANCE RELEASE SITES FOR THE NEED TO TAKE ACTION TO ABATE ANY ACUTE PUBLIC HEALTH OR ENVIRONMENTAL THREATS POSED BY A SITE. THEREFORE, THE THREATS DESCRIBED IN THIS DOCUMENT GENERALLY REPRESENTS THE POTENTIAL IMPACT OF LONG-TERM EXPOSURE TO SPECIFIC HAZARDOUS SUBSTANCES IF: 1) THE SITE IS NOT ABATED, 2) THE SUBSTANCES MIGRATE OFFSITE, AND 3) THE SUBSTANCES AT SOME POINT COME INTO CONTACT WITH HUMAN OR ENVIRONMENTAL RECEPTORS.

NPL SITE CLEANUP WORKPLAN

MONTROSE CHEMICAL

Site Information

Location and Type of Site
20201 Normandie Avenue
Torrance, CA 90502
Los Angeles

Montrose Chemical Corporation operated a dichlorodiphenyltrichloroethane (DDT) manufacturing plant from 1947 to 1982 at this location. The 13 acre facility was closed and subsequently dismantled in 1985. The soil is contaminated with DDT as a result of facility operations and disposal of wastes into a pond onsite.

Description of Hazardous Wastes

Montrose Chemical's sampling results showed onsite soils containing 300 to 400 tons of DDT throughout the facility. EPA studies have found DDT to exist in surface water runoff and sediments leaving the Montrose property. High concentrations of DDT have also been identified in sewers that received Montrose wastes before 1972.

Other substances of concern that were also found in the investigation include chlorobenzene (MCB), dichlorobenzene (and isomers), chloroform, acetone, benzene hexachloride (BHC and isomers) and benzene.

Threat to Public Health and Environment

The site is located in a light industrial and residential area with about 3,000 people living within a quarter mile of the property. Evidence suggests that DDT has been released from the Montrose site into the surrounding environment. Prior to asphalt capping, DDT-contaminated dust was transported into the nearby residences. Ground water and soils beneath the site are contaminated and may be threatening usable aquifers.

Site Status

Status of Site Activity

EPA completed offsite surface water, offsite soil, onsite ground water, and onsite soil sampling in November, 1986. Further soils and ground water sampling took place during 1987 and more is scheduled for 1988-89. An investigation of DDT contamination of local sewers was completed in September, 1987. A feasibility study is being performed by the responsible party under EPA oversight to evaluate the possible cleanup options. Based upon the findings of the feasibility study, a ROD/RAP will be developed and implemented.

Projected Revenue Sources

EPA is currently conducting the RI/FS, which is funded by CERCLA. The site has been proposed for listing on the NPL. It is uncertain at this time as to whether the RP, Montrose Chemical Corporation, will fund the RAP development and implementation. For the purpose of preparing this Plan, DHS is assuming that the RP will develop the ROD/RAP and fund the selected remedy. DHS has budgeted \$50,000 for its oversight and monitoring costs. DHS will seek cost recovery of its direct costs plus staff costs and overhead related to the project.

Project Completion Estimates

The estimates shown below reflect completion of major site cleanup phases based on current information concerning this site.

Task Group	Estimated Completion
Site Characterization Enforcement Order Remedial Investigation/ Feasibility Study	Completed Jan. 1990
Remedial Action Plan/ Record of Decision	Mar. 1990
Remedial Action Design Implementation Certification	Apr. 1991 Feb. 1993 June 1996
Cost Recovery and/or Operation and Maintenance Cost Recovery Operation and Maintenance	July 1997 20+ years

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RESPONSIBLE PARTY LEAD SITE CLEANUP WORKPLAN

DEL AMO BOULEVARD

Site Information

Location and Type of Site
Del Amo Boulevard
Between Vermont and Normandie
Torrance, CA. 90502
Los Angeles

The site consists of waste disposal ponds that were used by a former synthetic rubber manufacturing complex. The site operations ceased in the early 1970s and the disposal areas were covered over with soil and later sold to a series of land development corporations. Currently, the site is fenced and posted and there is little visual evidence of disposal activities.

Description of Hazardous Wastes

The disposal areas consisted of three large, shallow evaporation ponds and six sumps that were used from the mid-1950s until the mid-1960s for disposal of aqueous sludges produced during synthetic rubber manufacture. These ponds contain high levels of polynuclear aromatic hydrocarbons (PNAs) and lower levels of volatile organic compounds (VOCs).

Substances of concern that were found in various studies include benzene, toluene, ethylbenzene, dichlorobenzene, naphthalene, acenaphthylene, acenaphthene, fluorene, phenanthrene, anthracene, fluoranthene, pyrene, benzo(a)anthracene, chrysene, benzo(b)fluoranthene, benzo(a)pyrene, dibena(a,h)anthracene, ideno(1,2,3-c,d)pyrene, and benzo(ghi)perylene.

Shallow ground water beneath the site has been found to be contaminated with primarily volatile organic compounds, including benzene, and toluene.

Threat to Public Health and Environment

Although the disposal areas have been inactive for some time, residents are located within 500 feet of the site, and may be threatened by contaminants migrating in subsurface soils and ground water. Potential pathways for exposure include release of adverse air emissions during site disturbance, movement of contaminants from the perched water table to deeper drinking water aquifers, and migration of a static organic vapor plume to underlying residential areas. Under current, undisturbed conditions, the site has little impact upon local air quality.

Site Status

Status of Site Activity

Site characterization studies were conducted by the land owner in 1984 and by the Department in 1986 and 1987. An agreement was signed by potential responsible parties (PRPs) to conduct a feasibility study for remediating the onsite soil contamination under DHS oversight. A ground water study by EPA was conducted mid-1988 to determine if substances released from the Del Amo Site were entering usable aquifers.

Projected Revenue Sources

The responsible parties have entered into an enforceable agreement with DHS for oversight/monitoring of their cleanup efforts. DHS has budgeted \$200,000 for related direct costs. DHS will recover 100 percent of direct costs plus staff costs and overhead related to the project. DHS expects responsible parties to pay all costs associated with site cleanup.

Project Completion Estimates

The estimates shown below reflect completion of major site cleanup phases based on current information regarding this site and responsible party cleanup plans and completed actions.

Task Group	Estimated Completion
Site Characterization	
Remedial Action Order	Completed
Remedial Investigation/ Feasibility Study	Oct. 1990
Remedial Action Plan	Apr. 1991
Remedial Action	
Design	Oct. 1991
Implementation	Apr. 1993
Certification	June 1993
Cost Recovery and/or Operation and Maintenance	
Cost Recovery	June 1994
Operation and Maintenance	10-15 yrs

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**HAZARDOUS WASTE PROPERTY AND
BORDER ZONE PROPERTY ACT SITES (HWP)**

The information provided in this report is updated to October 31, 1990.

California has a statutory and administrative procedure under which the California Department of Health Services (DHS) may designate real property as either a "Hazardous Waste Property" or a "Border Zone Property" pursuant to California Health & Safety Code Sections 25220 - 25241. Hazardous Waste Property is land at which hazardous waste has been deposited, creating a significant existing or potential hazard to public health and safety. A Border Zone Property is one within 2,000 feet of a hazardous waste deposit.

Property within either category is restricted in use, unless a written variance is obtained from DHS. A Hazardous Waste Property designation results in a prohibition of new uses, other than a modification or expansion of an industrial or manufacturing facility on land previously owned by the facility prior to January 1, 1981. A Border Zone Property designation results in prohibition of a variety of uses involving human habitation, hospitals, schools and day care centers.

MAP ID NO.	SITE NAME	ADDRESS	CITY	STATE	ZIP	DATE OF DESIGNATION
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As of the date listed above, no sites listed in this database are located within a one mile radius of the subject property.

1-COM-2937

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ABANDONED SITES PROGRAM
INFORMATION SYSTEM (ASPIS)

This information presented in this report is updated to May 3, 1990.

Developed under Section 25359.6 of the Health and Safety Code, this California Department of Health Services (DHS) database contains a listing of potential hazardous waste sites identified by the historical Abandoned Site Survey Program and the current Rural Site Evaluation Program. DHS staff has interviewed officials from county health agencies, local fire departments, county agricultural commissioners, and other local agencies that could reasonably be expected to have information regarding potential waste sites. The records of the Regional Water Quality Control Boards, Department of Fish and Game and other state environmental regulatory agencies are also researched. DHS staff also review historical land use data sources to generate lists of potential sites.

Information concerning most of these sites should be considered preliminary although most confirmed sites from this database are merged into the BEP database once they have been priority ranked. This database currently contains more than 25,000 sites in the State of California. Many of these sites are currently identified as requiring no further action based on DHS determination that no release had occurred or if a release may have occurred, it did not represent a significant threat to the public or the environment.

MAP ID NO.	FACILITY NAME	LOCATION	CITY	ZIP	FACILITY NO.	STATUS CODE*
2	AIRCRAFT MAGNESIUM CORP	18927 HAMILTON AVENUE	GARDENA	90248	19330137	UNR
4	SHELL TORRANCE	19821 HAMILTON AVE/20000 VERMONT AVE	TORRANCE	90502	19280082	PAL
6	FRED E KLINGLER CO	19122 SO VERMONT AVE	TORRANCE	90502	19280291	NFA
6	GOER MANUFACTURING CO., INC. WEST	19100 S. VERMONT AVE.	GARDENA	90248	19390007	NFA
7	RECONSTRUCTION FINANCE CORP	VERMONT & DEL AMO	TORRANCE	90502	19150006	UNR
10	GREENO CO	19234 S VERMONT AVE	GARDENA	90247	19280677	NFA
10	HAUGATUCK CHEMICAL	19201 SOUTH VERMONT AVENUE	TORRANCE	90502	19280642	NFA

1-CDM-2937

* See key on last page for definition

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ASPIS continued...

MAP

ID

MO.	FACILITY NAME	LOCATION	CITY	ZIP	FACILITY NO.	STATUS CODE*
11	SO. CAL DISPOSAL	186TH ST. & VERMONT AVE.	GARDENA	90248	19490044	UNR
15	ALUMA SERVICES	1015 3/4 W 190TH STREET	GARDENA	90248	19330193	NFA
16	DUMAY LABORATORIES INC	19750 HAGELLAN DR	TORRANCE	90504	19280665	NFA
18	ACRO TECH MACHINE CO	1125 W. 190TH	GARDENA	90247	19300033	NFA
21	ROYAL BOULEVARD CLASS 111 DISPOSAL SITE	ROYAL BLVD BETWEEN 209TH & 210TH	TORRANCE	90502	19490205	SUPFD
23	KENITEX CHEMICALS INC	1234 FRANCISCO STREET	TORRANCE	90502	19281072	NFA
23	MENARDI & COMPANY (2)	1201 W FRANCISCO	TORRANCE	90502	19220012	NFA
24	AMOCO CHEMICALS CORP (2)	1225 W 196 ST	TORRANCE	90502	19290155	SIRL
25	QUANTRAD CORP	19900 S NORMANDIE	TORRANCE	90502	19270135	PAL
27	B & W INC	19706 S NORMANDIE AVE	TORRANCE	90502	19350260	NFA
28	PERMABILT INDUSTRIES	19306 S NORMANDIE AVE	TORRANCE	90502	19340401	NFA
29	TYLAN CORPORATION	19220 SOUTH NORMANDIE AVENUE	TORRANCE	90502	19360147	NFA
32	CROSSFIELD PRODUCTS CORP (2)	19514 S NORMANDIE AVE	TORRANCE	90502	19280486	NFA
32	LAWSON ENTERPRISES, INC	19500 SOUTH NORMANDIE	TORRANCE	90502	19280680	SIRM
34	SULLY-MILLER CONTRACTING CO (3)	20860 S NORMANDIE AVE	TORRANCE	90501	19280706	PAL
35	MEDEARIS OILWELL SUPPLY CORP	21000 S NORMANDIE AVE	TORRANCE	90502	19350254	NFA
36	WARREN SOUTHERN, INC	20934 SO NORMANDIE	TORRANCE	90502	19290106	NFA
37	ATLAS LIGHTING INC	20200 S NORMANDIE	TORRANCE	90502	19360359	NFA
37	MONTROSE CHEMICAL	20201 S NORMANDIE AVE	TORRANCE	90502	19280024	SUPFD

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ASPIS continued...

MAP
ID

NO. FACILITY NAME LOCATION CITY ZIP FACILITY NO. STATUS CODE*

40	JONES CHEMICAL	1401 DEL AMO BLVD	TORRANCE	90503	19280124	PAH
41	RISTO-LOS ANGELES	1441 W 190TH STREET	GARDENA	90248	19350411	UNR
42	CALIFORNIA BUYERS	1520 W 183RD STREET	GARDENA	90248	19280893	NFA
48	HARVEY ALUMINUM COMPANY	19200 S WESTERN AVENUE	TORRANCE	90501	19330238	UNR
52	MAYFAIR PRODUCTS	20301 S WESTERN AVE	TORRANCE	90501	19350237	NFA
57	INDUSTRIAL MOLDING CORP (2)	2015 W 190 ST	TORRANCE	90504	19300130	SIRM
66	AMERICAN ROCK WOOL CORP	401 ARLINGTON	TORRANCE	90501	19320007	REF
67	DEL AMO BOULEVARD	DEL AMO BLVD BETWEEN VERMONT & NORMANDIE	TORRANCE	90502	19300230	SUPFD
--	ALBERT REBEL INC.	PO BOX 27884	LOS ANGELES	90027	19500145	PAL
--	TORRANCE CHEMICAL PLANT	NORTH OF DEL AMO BLVD	LOS ANGELES	90055	19281197	UNR

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BOE-C6-0140713

HAZARDOUS WASTE INFORMATION SYSTEMS (HWIS)

The information presented in this report is updated to January 30, 1989.

The California Department of Health Services, Toxic Substances Control Division, has developed and maintained lists of hazardous waste generators and hazardous waste treatment storage and disposal facilities in the State of California, pursuant to the Hazardous Waste Control Law (Health and Safety Code Section 25100 et seq.), and the Hazardous Waste Management Act of 1976 (Health and Safety Code Section 25179.1 et seq). In addition, this law requires all counties to prepare and submit hazardous waste management plans. To assist the counties, the Toxic Substances Control Division maintains lists containing generation and disposal data within each county. This information has been assembled by the Toxic Substances Control Division from manifest reports required from hazardous waste generators. This database currently lists over 50,000 sites in the state of California.

MAP ID NO.	EPA NO.	FACILITY NAME	ADDRESS	CITY	GEN/TSO *
3	CAD043100106	TELEDYNE LINAIR ENGINEERING	651 W KNOX	GARDENA	GEN
3	CAD096018395	1X TELEDYNE CRITTENDER	711 WEST KNOX STREET	GARDENA	GEN
3	CAD981680838	AMERICAN RELAYS INC	677 W KNOX ST	GARDENA	GEN
5	CAD046459905	TELEDYNE SPRAGUE ENGINEERING	19300 S VERMONT AVE	GARDENA	GEN
6	CAD063821011	GOER MANUFACTURING COMPANY INC	19100 S VERMONT	GARDENA	GEN
6	CAX000082081	KLINGER PAPER MANUFACTURING	19122 SO. VERMONT	TORRANCE	GEN
7	CAD981967953	DEL AMO HAZARDOUS WASTE SITE	VERMONT AVE AT DEL AMO BLVD	LOS ANGELES	GEN
10	CAD981654346	TRW INC	19191 S VERMONT AVE	TORRANCE	GEN
11	CAD981578750	1X LAIDLAW TRANSIT INC	18602 SO VERMONT AVE	GARDENA	GEN
12	CAD048496582	CHEM PRO LABORATORY INC	941 WEST 190TH STREET	GARDENA	GEN
13	CAD079624482	STATE CHEM MFG CO	920 FRANCISCO ST	TORRANCE	GEN

1-COH-2937

* See key on last page for definition

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HWIS continued...

MAP ID NO.	EPA NO.	FACILITY NAME	ADDRESS	CITY	GEN/TSD*
14	CAD981964174	HOYA LENS OF AMERICA INC	970 KNOX ST	TORRANCE	GEN
17	CAD009534801	ACE CLEANWATER ENTERPRISE	19815 MAGELLAN DR	TORRANCE	GEN
17	CAD981367758	JAVELIN ELECTRONICS, INC	19831 MAGELLAN DR	TORRANCE	GEN
17	CAD982042103	ACE CLEARWATER ENTERPRISES	19815 MAGELLAN DR	TORRANCE	GEN
17	CAX000104638	1X A L E CLEAR WATER ENTERPRISES	19815 MAGELLAN DR.	TORRANCE	GEN
18	CAC000008862	1X OVERTON MOORE & ASSOC INC	1125 W 190TH ST	LOS ANGELES	GEN
19	CAT080013634	TRI-LITE MFG CO INC	19780 PACIFIC GATEWAY DR	TORRANCE	GEN
20	CAD980881643	PACIFIC BELL	19310 PACIFIC GATEWAY DR RM111	TORRANCE	GEN
22	CAD098627516	R R DONNELLEY & SONS CO	19681 PACIFIC GATEWAY DRIVE	TORRANCE	GEN
23	CAC000017467	1X MENARDI CRISWELL	1201 W FRANCISCO	TORRANCE	GEN
23	CAD981691397	HYDRO RUBBER & PLASTIC INC	1200 FRANCISCO ST	TORRANCE	GEN
23	CAX000017111	HYDRO RUBBER, INC.	1200 FRANCISCO ST.	TORRANCE	GEN
23	CAX000248492	PULSE INSTRUMENTS	1234 FRANCISCO ST	TORRANCE	GEN
24	CAD048489306	AMOCO CHEMS CORP	1225 W 196TH STREET	TORRANCE	GEN
25	CAD981390743	QUANTRAD CORP	19900 S NORMANDIE AVE	TORRANCE	GEN
26	CAD008247900	REDMAN EQUIPMENT & MFG CO	19800 NORMANDIE AVE	TORRANCE	GEN
27	CAX000014472	TRICO INDUSTRIES	19706 SO. NORMANDY AVE.	TORRANCE	GEN
29	CAD000326561	1X CADILLAC FAIRVIEW	19220 SO NORMANDIE	TORRANCE	GEN
29	CAD981417769	COMPUTER IMAGE SYSTEMS	19220 NORMANDIE AVENUE	TORRANCE	GEN
30	CAD008379661	PERMA-BILT INDUSTRIES#	19106 S NORMANDIE AVE	TORRANCE	GEN

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* See key on last page for definition

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HWIS continued...

MAP ID NO.	EPA NO.	FACILITY NAME	ADDRESS	CITY	GEN/TSD*
31	CAC000023648	1X TEXACO SERVICE STATION #61106364	19008 S NORMANDY AT 190TH	LOS ANGELES	GEN
32	CAD009585803	LAWSON ENTERPRISES INC	19500 S NORMANDIE	TORRANCE	GEN
33	CAD086510005	DOUGLAS AIRCRAFT COMPANY	190TH STREET & NORMANDIE AVENUE	TORRANCE	GEN
34	CAD085941789	BOSTIK WEST DIV OF EMHART CORPORATION	20846 SOUTH NORMANDIE AVENUE	TORRANCE	GEN
38	CAX000217711	HAZAK CORP	1333 W 190TH ST	GARDENA	GEN
39	CAD000323824	1X PACIFIC VAN & STORAGE	1415 W TORRANCE BLVD	TORRANCE	GEN
43	CAD980665582	NORTHROP CORP. AIRCRAFT DIV.	20700 DENKER AVE	LOS ANGELES	GEN
44	CAD982023020	1X SOUTH BAY CENTER	1515 WEST 190TH STREET	LOS ANGELES	GEN
45	CAC000046672	1X CONTAINER CORP OF AMERICA	20502 S DENKER	TORRANCE	GEN
46	CAC000053197	1X TOYOTA TECHNICAL CENTER USA INC	1630 W 186TH ST	GARDENA	GEN
48	CAD000627463	NORTHROP CORP-AIRCRAFT DIV	19200 SO WESTERN AVE	TORRANCE	GEN
48	CAD030398622	INTERNATIONAL LIGHT METAL CORP.	19200 S. WESTERN AVE.	TORRANCE	GEN
50	CAD981447600	CAPITOL METALS CO, INC	20000 S WESTERN AVE	TORRANCE	GEN
51	CAD981664261	TOYOTA MOTOR SALES USA INC	19001 S WESTERN AVE	TORRANCE	GEN
53	CAT080010663	AIRESEARCH MANUFACTURING COMP OF CALI	20225 WESTERN AVENUE	TORRANCE	GEN
54	CAD062095500	THREE BOND OF AMERICA INC	20815 HIGGINS CT	TORRANCE	GEN
54	CAD980736912	REYNOLDS/LETERON CO	20816 HIGGINS CT	TORRANCE	GEN
57	CAD047059811	INDUSTRIAL MOLDING CORP	2015 W 190TH ST	TORRANCE	GEN
59	CAD981440068	HUGHES AIRCRAFT COMPANY SCG	19300 GRAMERCY PLACE	TORRANCE	GEN

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HWIS continued...

MAP ID NO.	EPA NO.	FACILITY NAME	ADDRESS	CITY	GEN/TSD*
60	CAD008317539	HARPERS	2027 HARPERS WAY	TORRANCE	GEN
61	CAD980888713	TEC AMERICA INC	19140 VAN NESS AVE	TORRANCE	GEN
62	CAD096435839	AIRESEARCH CASTING CO	18825 SO VAN NESS AVENUE	TORRANCE	GEN
63	CAD097871982	AIRESEARCH CASTING CO	19800 VAN NESS AVENUE	TORRANCE	GEN
64	CAD981631740	GWF POWER SYSTEMS CO INC	20200 VAN NESS	TORRANCE	GEN
--	CAC000004390	1X LING'S PROP INC	990 NORFIELD ST	LOS ANGELES	GEN
--	CAD981430267	1X CALIF DEPT OF TRANS	LOS ANGELES RTE 101 PM 04	LOS ANGELES	GEN

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SOLID WASTE INFORMATION SYSTEM (SWIS)

The information presented in this report is updated to July 30, 1990.

The California Waste Management Board maintains an inventory list of both open as well as closed and inactive solid waste disposal facilities and transfer stations pursuant to the Solid Waste Management and Resource Recovery Act of 1972, Government Code Section 2. 66790(b). Generally, the California Waste Management Board learns of locations of disposal facilities through permit applications and from local enforcement agencies. Since 1977, the SWIS system has grown to track approximately 1000 solid waste disposal facilities and transfer stations in the State of California.

MAP ID	SWIS NO. ID	FACILITY NAME	ADDRESS	CITY	ZIP	OPERATIONAL STATUS	WASTE RECEIVED	TONS/DAY
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As of the date listed above, no sites listed in this database are located within a one mile radius of the subject property.

1-CDH-2937

* See key on last page for definition

(D) at the end of a site name indicates that this site is no longer listed on the most recent version of the database.

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The source agency was unable to provide sufficient locational information

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LEAKING UNDERGROUND STORAGE TANKS (LUST)

The information presented in this report is updated to:

Region 3 - June 23, 1990 : Ventura County

Region 7 - October 30, 1990 : Riverside, Imperial, San Diego & San Bernardino County

Region 4 - October 7, 1990 : L.A. & Ventura County.

Region 8 - November 6, 1990 : Orange, San Bernardino & Riverside County

Region 6 - October 29, 1990 : Northern L.A. & San Bernardino County

Region 9 - November 28, 1990 : San Diego, Riverside & Orange County

The California Water Resources Control Board, in cooperation with the Office of Emergency Services, compiles lists of all leaks of hazardous substances from underground storage tanks in the State of California pursuant to Section 25295 (b) of the Health and Safety Code. The nine regional boards maintain information on all reported leak cases within their jurisdiction, both for those where the regional board and where other local agencies take the lead in overseeing investigations and remedial actions. Although the data reported here represents sites where at least one leak is known to have occurred, it is not uncommon for more than one tank to have leaked at a given site or cleanup case. The total number of cases reported statewide is over 5,900.

MAP ID NO.	FACILITY	ADDRESS	CITY	ZIP	SUBSTANCE*	GALLONS LOST	CASE* TYPE	STATUS*	REMEDIAL* ACTION CODE
5	MELEDYNE SPRAGUE ENGINEERING	19300 VERMONT AVENUE S.	LOS ANGELES	90044	13	N/A	U	0	N/A
27	TRICO INDUSTRIES	19706 NORMANDIE AVENUE	LOS ANGELES	90248	N/A	N/A	G	5C	N/A
31	GREEN'S READY MIXED CONCRETE	19030 NORMANDIE AVE., S.	TORRANCE	90502	12034	N/A	U	0	N/A
31	TEXACO STATION #	19008 NORMANDIE AVENUE, S.	LOS ANGELES	90007	12035	N/A	U	5C	ED
32	DOUGLAS AIRCRAFT CO	19503 NORMANDIE AVENUE S.	TORRANCE	90502	8006619	N/A	G	5C	N/A
32	DOUGLAS AIRCRAFT CO	19503 NORMANDIE AVENUE S.	TORRANCE	90502	8006619	N/A	S	5C	N/A
34	AKZO COATINGS	20846 NORMANDIE AVE.	TORRANCE	90502	108883	N/A	G	3A	N/A
34	AKZO COATINGS AMERICA INC	20846 NORMANDIE AVENUE S.	LOS ANGELES	90502	13	400	G	7	N/A
47	SHELL STATION #	18130 WESTERN STREET S.	GARDENA	90247	8006619	N/A	S	5C	N/A

1-CDM-2937

* See key on last page for definition

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LUST continued...

MAP ID NO.	FACILITY	ADDRESS	CITY	ZIP	SUBSTANCE	GALLONS LOST	CASE* TYPE	STATUS*	REMEDIAL ACTION CODE
49	UNOCAL STATION #5131	18605 WESTERN AVENUE S.	TORRANCE	90248	8006619	N/A	G	SC	N/A
51	TOYOTA MOTOR SALES	19001 WESTERN AVENUE S.	TORRANCE	90509	12034	20	S	0	N/A
53	THE CARSON ESTATES COMPANY	20225 WESTERN AVENUE S.	TORRANCE	90501	12036	N/A	G	SC	N/A
55	UNOCAL STATION #6075	1875 190TH STREET W.	TORRANCE	90504	12035	N/A	S	SC	N/A
64	MOBIL STATION #	20225 VAN NESS S.	TORRANCE	90205	N/A	N/A	U	SC	N/A

1-CDM-2937

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BOE-C6-0140720

COUNTY ENVIRONMENTAL HEALTH
DEPARTMENT DATA

The information presented in this report is updated to: (see below)

Each county in the State of California maintains an environmental health department responsible for local monitoring and enforcement of various environmental laws. Each county has provided the following specific information for inclusion in this report:

Los Angeles County

Active Landfill listing updated to 12\12\90
Inactive Landfill listing updated to 12\12\90
Site Mitigation log updated to 11\21\90

Orange County

Active landfill listing updated to 7\16\90
Inactive landfill listing updated to 7\16\90
Groundwater Cleanup updated to 1\10\91
Industrial Cleanup updated to 5\18\90

Riverside County

Active landfill listing updated to 8\29\90
Inactive landfill listing updated to 8\29\90
Transfer Stations updated to 8\29\90
Exempt Sites updated to 8\29\90
Underground Storage Tank Cleanup updated to 5\8\90
City of Indio listings to 5/21/90

San Diego County

Active Landfill listing updated to 7\10\90
Inactive Landfill listing update to 7\10\90
Unauthorized Release Listing updated to 5\30\90

Ventura County

Active Landfill listing updated to 7\5\90
Inactive landfill listing updated to 7\5\90
Underground Tank Cleanup program updated to 12\26\90

San Bernardino County

Active landfill listing updated to 3\11\91
Inactive landfill listing updated to 3\11\91
Landfills Private listings updated to 3\11\91

County health departments maintain numerous types of records other than those included in this report. For further information beyond that listed above please refer to the appropriate agency.

MAP
ID

NO.	SITE NAME	ADDRESS	CITY	ZIP	DESCRIPTION
1	HAMILTON STREET DUMP-CARSON 248	NW/O HARBOR & SAN DIEGO	LOS ANGELES COUNTY	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: II; CLOSED; INACTIVE
7	CADILLAC-FAIRVIEW	VERMONT & DEL AHO	LOS ANGELES CITY	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: II; CLOSED; INACTIVE
8	VERMONT & KNOX-CARSON	VERMONT AVE. KNOX ST.	LOS ANGELES COUNTY	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: {BLANK}; CLOSED; INACTIVE
11	SOUTHERN CALIFORNIA DISPOSAL COMPAN	186th. & VERMONT	LOS ANGELES CITY	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: II; CLOSED; INACTIVE
11	ZIEGLER'S DUMP	186TH & VERMONT	GARDENA	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: II; CLOSED; INACTIVE

1-CDM-2937

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COUNTY continued...

MAP
ID

NO.	SITE NAME	ADDRESS	CITY	ZIP	DESCRIPTION
21	ROYAL BLVD CLASS III DISPOSAL (D)	ROYAL BLVD. BETWEEN 209TH & 210TH STREETS	TORRANCE	90055	LOS ANGELES COUNTY HAZARDOUS MATERIALS SITE MITIGATION LOG; DESCRIPTION: HEAVY METALS IN SOIL WITH THREAT TO GROUNDWATER.
37	MONTROSE CHEMICAL	20201 NORMANDIE AVE	TORRANCE	90502	LOS ANGELES COUNTY HAZARDOUS MATERIALS SITE MITIGATION LOG; DESCRIPTION: DDT IN SOIL AND GROUNDWATER.
56	TORRANCE SITE (D)	208TH ST. & MANHATTAN PL.	TORRANCE	90501	LOS ANGELES COUNTY HAZARDOUS MATERIALS SITE MITIGATION LOG; DESCRIPTION: LEAD IN SOIL.
67	DEL AMO BOULEVARD	DEL AMO BLVD BETW NORMANDIE/VERMONT	LOS ANGELES	90502	LOS ANGELES COUNTY HAZARDOUS MATERIALS SITE MITIGATION LOG; DESCRIPTION: SOLVENTS AND POLYNUCLEAR AROMATICS IN SOIL.
--	A. KAZARIAN	N/A	NOT SPECIFIED	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: (BLANK); CLOSED; INACTIVE
--	ACID WASTE DISPOSAL SECTION	N/A	NOT SPECIFIED	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: II; CLOSED; INACTIVE
--	CASSARA DEBRIS DISPOSAL SITE	N/A	LOS ANGELES CITY	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: (BLANK); OPEN; INACTIVE
--	CITY OF TORRANCE (D)	N/A	TORRANCE	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: II; CLOSED; ACTIVE/INACTIVE NOT SPECIFIED
--	COOK'S CANYON	N/A	NOT SPECIFIED	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: II; CLOSED; INACTIVE
--	HAYGOOD ARDIS	N/A	NOT SPECIFIED	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: (BLANK); CLOSED; INACTIVE

1-COM-2937

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COUNTY continued...

MAP

ID

MAP ID NO.	SITE NAME	ADDRESS	CITY	ZIP	DESCRIPTION
--	IRWINDALE DISPOSAL SITE	2200	SAN MARCOS	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: II; CLOSED; INACTIVE
--	KRUGER RUBBISH CO.	N/A	LOS ANGELES CITY	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: (BLANK); CLOSED; INACTIVE
--	L.A. COUNTY ROAD DEPT.	N/A	NOT SPECIFIED	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: (BLANK); CLOSED; INACTIVE
--	LOS ANGELES CITY DEPT OF PUBLIC WOR	N/A	LOS ANGELES CITY	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: II; CLOSED; INACTIVE
--	LOS ANGELES CITY DEPT OF PUBLIC WOR	N/A	LOS ANGELES CITY	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: (BLANK); CLOSED; INACTIVE
--	M.E. STIMSON	N/A	LOS ANGELES COUNTY	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: (BLANK); CLOSED; INACTIVE
--	MARY BEZAYIFF	N/A	NOT SPECIFIED	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: III; CLOSED; INACTIVE
--	M. ROTHHAUS	N/A	NOT SPECIFIED	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: (BLANK); CLOSED; INACTIVE
--	M.R. SILBERBERG	N/A	NOT SPECIFIED	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: (BLANK); CLOSED; INACTIVE
--	PITTS-HUDSON-CANEER & CARTER	N/A	NOT SPECIFIED	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: (BLANK); CLOSED; INACTIVE
--	SUNNYGLEN CONSTRUCTION COMPANY, INC	E/O PROSPECT AVE. ADJ. D	TORRANCE	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: (BLANK); CLOSED; INACTIVE

1-CDM-2937

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COUNTY continued...

MAP

ID

NO.

SITE NAME

ADDRESS

CITY

ZIP

DESCRIPTION

--	UNITED CONCRETE PIPE CO.	N/A	NOT SPECIFIED	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: (BLANK); CLOSED; INACTIVE
--	CITY OF GARDENA	N/A	GARDENA	N/A	LOS ANGELES COUNTY LANDFILLS; CLASS: (BLANK); CLOSED; INACTIVE

1-CDH-2937

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KEY TO TERMS/ABBREVIATIONS USED IN THIS REPORT:

N/A: An entry having "N/A" in this field indicates no information available at this time.

MAP ID NO: An entry having "--" in this field indicates a site, possibly in the radius, currently under investigation. The source agency was unable to provide sufficient locational information.

CERCLIS:

* NFA FLAG - An entry indicating "N" means "No Further Action" is currently contemplated by U.S. EPA at this site.

* EVENT TYPE - Evaluation and disposition information

DS = Discovery
PA = Preliminary Assessment
SI = Site Inspection
ES = Expanded Site Inspection
SE = Site Access
HR = Final Hazard Ranking Determined
NP = Proposal to NPL
NR = Removed from Proposed NPL
NF = Final Listing on NPL
ND = NPL Deletion Process

Removal Activities (All Leads)
PR = Planned Removal
IR = Immediate Removal
RV = Removal Action
RC = Removal Community Relations
UR = Underground Storage Tank Removal

Remedial Activities (All Leads)
WP = RI/FS Workplan Approved by HQ
CO = Combined RI/SI
RI = Remedial Investigation
(Primarily for Historical Purposes only)
FS = Feasibility Study
(Primarily for Historical Purposes only)
ER = Expedited Response Action
CT = Community Relations Technical Assistance
TG = Community Relations Technical Assistance
LR = Long-Term Response

Grants
CR = Remedial Community Relations
RD = Remedial Design
FP = Forward Planning Activity
(for Historical Purposes only)
FM = Forward Planning/Management Assistance
RM = RAHP -- Remedial Action Master Plan
(for Historical Purposes only)
IM = Initial Remedial Measure
RA = Remedial Action
LA = Long-Term Response
PD = Public Comments on Deletion Package
EO = EDD
NA = NAA
RO = ROD

Other Events
EV = Evacuation State/local
TR = Temporary Relocation
TO = Topographical Mapping
TA = Technical Assistance
DA = Design Assistance
MA = Management Assistance
OM = Operations and Maintenance
OS = Oversight of State by Fund
ED = Endangerment Assessment
GS = Geophysical Support/Mapping
HA = Health Assessment
AS = Aerial Survey
OH = Other Event

* REGIONAL UTILITY DESCRIPTION - Provides information developed by US EPA's regional office about the nature of contamination at a specific site.

NPL:

* NPL/STATUS INDICATOR -

"P" - Proposed for inclusion on the NPL.

"F" - Site qualified to receive CERCLA remedial funding.

"D" - Deleted from final NPL.

"R" - Removed from the proposed NPL and no longer considered for the final NPL.

"O" - Non-site indicator - not a valid site as defined in CERCLIS.

"S" - Has SCAP plan remedial activities.

"N" - Not currently nor formerly on proposed or final NPL.

* SITE DESCRIPTION - Provides a brief explanation of the contaminants and circumstances of a particular site.

CORTESE:

* SOURCE - Identifies which agency reported the site for publication in the Hazardous Waste and Substances Sites List. Codes for each agency are identified on the original report page for the Hazardous Waste and Substances Sites List.

* PROBLEM - Identifies the cause/source of the contamination or the facility affected.

BEP:

* SITE INFORMATION - Provides a brief description of the hazardous wastes on the site, the potential threat to public health and the status of the site.

ASPIS:

* STATUS CODE - Indicates the current status of a site and whether it is scheduled for further investigation by DHS Toxic Substances Control Division.

* SUPFD - Site is listed on the California BEP or the Federal National Priorities List.

* UNR - "Unresolved Sites" will be investigated by DHS to determine whether contamination exists on site.

* SSR - Site screening required.

* PAL - Preliminary assessment required - low priority.

* PAM - Preliminary assessment required - medium priority.

* PAH - Preliminary assessment required - high priority.

* SIRL - Site inspection required - low priority.

* SIRM - Site inspection required - medium priority.

* SIRH - Site inspection required - high priority.

* RENE - Site has been referred to a TSCP enforcement unit for follow-up.

ASPIS continued...

- * REF - Are those sites which have been formerly referred to another agency.
- * PDS - "Pending Status" - site is currently undergoing investigation or mitigation activities by DHS, RWQCB, US EPA, or a local regulatory agency.
- * NFA - "No Further Action" means that the preliminary assessment indicates that no hazardous substances/wastes were ever used/produced on site or that such materials were used/produced at low volumes that would have a minimal impact or that all contamination has been mitigated. These determinations were not made via sampling and were made as a result of file surveys and "windshield surveys".
- * RSM - "Referred to Site Mitigation Sites" are those sites in which the site inspection shows on site contamination. Hazard Ranking Score is required and the site will be considered for the Bond Expenditure Plan.

HWIS

- * GEN/TSD - Indicates whether the listed facility is a generator of hazardous waste or is a treatment, storage or disposal facility.

LUST

* SUBSTANCE CODES

MOTOR OIL = 08
BOTLER FUEL = 09
#6 FUEL OIL = 10
HEATER FUEL = 12
SOLVENTS = 13
HYDRAULIC OIL = 14
WASTE WATER = 32
MINERAL SPIRITS = 41
PAINT THINNER = 49
OIL\GREASE WASTE = 51
DRY CLEANING SOLVENT = 52
WATER\WASTE OIL MIX = 61
LUBRICATING OIL = 71
HYDROCARBONS = 76
COOLANT = 77
ALIPHATIC HYDROCARBONS = 78
TRANSMISSION FLUID = 80
LACQUER THINNER = 84
NAPHTHA DISTILLATE = 101
V,M&P NAPHTHA = 116

CUTTING OIL = 122
#5 FUEL OIL = 127
CHLORINATED HYDROCARBONS = 142
FREON = 171
ALCOHOL = 172
UNLEADED GASOLINE = 12031
REGULAR GASOLINE = 12032
PREMIUM GASOLINE = 12033
DIESEL = 12034
WASTE OIL = 12035
MISC. VEHICLE FUEL = 12036
CYANIDES, SALTS = 57125
ETHYL ALCOHOL = 64175
ACETIC ACID = 64197
METHYL ALCOHOL = 67561
ISOPROPYL ALCOHOL = 67630
ACETONE = 67641
BENZENE = 71432
METHYLENE CHLORIDE = 75092
METHYL ETHYL KETONES = 78933

TCE = 79016
PSEUDOCUMENE = 95636
XYLENE = 106423
ETHYLENE DICHLORIDE = 107062
TOLUENE = 108883
TETRAHYDROFURAN = 109999
PERCHLORETHYLENE = 127184
DINITROTOLUENES = 610399
NICKEL OXIDE = 1313991
PCB = 1336363
LEAD = 7439921
NICKEL = 7440020
COPPER = 7440508
CRUDE OIL (HAZ.) = 8002059
GASOLINE = 8006619
COAL TAR = 8007452
KEROSENE = 8008206
STOODARD SOLVENTS = 8052413
ASPHALT = 8052424
POLYESTER RESIN = 25037665

* CASE TYPE CODES

- D - One or more domestic or municipal supply wells have been contaminated.
- G - Ground water has been affected.
- S - Only soil has been affected.
- U - The type of resources affected or extent of the resources affected are not known.

* STATUS CODES

- C Remedial action (cleanup) in progress.
 F No funds available (no responsible party or responsible party has insufficient funds, and no public funds available).
 I Site investigation in progress (defining extent of problem).
 N No action taken by lead agency (i.e., new case or backlog).
 P Post remedial action monitoring in progress.
 R Remedial action alternative evaluation in progress.
 S Signed off: remedial action completed or deemed unnecessary.
 O No Action
 No action has been taken by the responsible party after the initial report of the leak.
 1 Leak Being Confirmed
 A leak is suspected at a site, includes inspection of the excavation, and tank and appurtenant plumbing to determine existence of leak.
 3A Preliminary Site Assessment Workplan Submitted
 A workplan/proposal has been requested of, or submitted by, the responsible party in order to determine whether groundwater has been, or will be, impacted as a result of a release from any underground tanks or associated piping.
 3B Preliminary Site Assessment Underway
 Implementation of a workplan addressing the above described tasks.
 5C Pollution Characterization
 Responsible party is in the process of installing additional monitoring wells and/or borings in order to fully define the lateral and vertical extent of contamination in soil and ground water and assess the Hydrogeology of the area. This phase of work may also include performing aquifer tests, soil gas surveys, continued ground water gradient determinations and monitoring, assessing impacts of surface and/or ground water.
 5R Remediation plan
 A remediation plan has been submitted evaluating long term remediation options. A proposal and implementation schedule for an appropriate remediation option has also been submitted. This phase of work may also include preparing and submitting the necessary information for any permits needed prior to implementation of the plan (NPDES or WDR).
 7 Remedial Action
 Implementation of corrective action plan.
 8 Post Remedial Action Monitoring
 Periodic ground water or other monitoring at the site, as necessary, in order to verify and/or evaluate the effectiveness of remedial activities.
 9 Case Closed
 The Regional Board and the Local Agency are in concurrence that no further work is necessary at the site.

* REMEDIAL ACTION CODES

- CB Containment Barrier -- install vertical dike to block horizontal movement of contaminant.
 CD Cap Site -- install horizontal impermeable layer to reduce rainfall infiltration.
 ED Excavate and Dispose -- remove contaminated soil and dispose in approved site.
 ET Excavate and Treat -- remove contaminated soil and treat (includes spreading or land farming).
 FP Remove Free Product -- remove floating product from water table.
 GT Pump and Treat Ground Water -- generally employed to remove dissolved contaminants.
 HU Treatment at Hookup -- install water treatment devices at each dwelling or other place of use.
 IT Enhanced Biodegradation -- use of any available technology to promote bacterial decomposition of contaminants.
 NA No Action Required -- incident is minor, requiring no remedial action.
 NT No Action Taken -- no indication that action was taken.
 RS Replace Supply -- provide alternative water supply to affected parties.
 UK Unknown -- action not known, or unknown if action taken.
 VE Vapor Extraction
 VS,VT Vent Soil -- bore holes in soil to allow volatilization of contaminants.

COUNTY:

Class I	Hazardous Materials Accepted (No Radioactivity)	
Class II	Mixed Municipal rubbish	
Class III	Solid waste (concrete)	Type DB Debris Basin
Class LV	Large Volume transfer station	Type LF Landfill
Class SV	Small Volume transfer station	Type TS Transfer Station

NOTE: ALL DESIGNATIONS ARE SUBJECT TO CHANGE AT ANY TIME.

This agreement ("Agreement") is made and entered into this 1st day of January, 1999, ("Effective Date") by and between Joe Dresser ("Subscriber") and VISTA Environmental Information, Inc., a California Corporation ("VISTA"). ACK

VISTA and Subscriber agree as follows:

- A. **VISTA INFORMATION:** VISTA collects environmental data from numerous federal, state, and local agencies which maintain files of permits, licenses, violations, spills and other data that may be important for assessing environmental risk. This data is accessed by VISTA in a manner to provide convenient access to it by the Subscriber. The Subscriber is aware that these government sources may not include information on all environmental hazards, or on all sites which include environmental hazards, or that government sources may be inaccurate or incompatible. The VISTA Information is made available to the Subscriber in a number of standardized report formats known as VISTA Environmental Profiles ("VEP") or in other specialized services as described in Appendix A.
- B. **RETRIEVAL OF VISTA INFORMATION:** VISTA will provide VISTA Information to Subscriber when ordered either in writing, by telephone or telecopier, or through a VISTA designated on-line service. Some VISTA Information can be retrieved on-line, while others can be ordered on-line, but delivered either by telecopier or overnight courier. VISTA reserves the right to change the number and type of reports available at any time with 30 days notice to subscriber.
- C. **PAYMENT FOR SERVICES:** Upon receipt of an initial set-up fee and a signed copy of this Agreement, VISTA will provide Subscriber with an access code and instructions for accessing VEP's or other VISTA Information. Subscriber agrees to pay VISTA an amount equal to the current published price for VISTA Information delivered. All published prices are subject to change upon thirty (30) days notice to subscriber. Within thirty (30) days of date of invoice, subscriber will pay the full amount due VISTA, including Federal, State or local sales or use taxes.
- D. **VISTA PERFORMANCE:** VISTA will exercise its best efforts to maintain and update its database, and deliver VISTA Information in a timely and efficient manner. However, VISTA assumes no liability for any delays or inaccuracies due to equipment malfunction, computer problems, incorrect data or any other cause, including but not limited to, errors in data.
- E. **LIMITATION OF REMEDY:** SUBSCRIBER ASSUMES SOLE RESPONSIBILITY FOR ALL USE OF VISTA INFORMATION. VISTA DOES NOT WARRANT THE ACCURACY, TIMELINESS, MERCHANTABILITY, COMPLETENESS, OR USEFULNESS OF ANY OF THE INFORMATION FURNISHED UNDER THIS AGREEMENT. THIS APPLIES TO ALL INFORMATION FROM ANY SOURCE.

In no event shall VISTA's liabilities for damages, regardless of cause or form of action, in contract, in tort, or otherwise, (including without limitations negligence, defamation, and/or privacy actions) exceed the value of Subscriber's invoice for VISTA Information provided for the month which VISTA Information gave rise to the claim. The foregoing constitutes VISTA's sole and exclusive liability to subscriber with respect to Subscriber's use of VISTA Information. IN NO EVENT SHALL VISTA, ITS OFFICERS, ITS EMPLOYEES OR AGENTS, OR EITHER BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENTIAL, INCIDENTAL, EXEMPLARY OR SPECIAL DAMAGES RELATING IN WHOLE OR PART TO SUBSCRIBER'S RIGHTS UNDER THIS AGREEMENT OR VISTA'S PERFORMANCE THEREUNDER, HOWEVER ARISING, EVEN IF VISTA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

- F. **SUBSCRIBER USE LIMITATIONS AND ACKNOWLEDGMENTS:** VISTA Information, VISTA Environmental Profiles derived therefrom, and other services, are intended to present environmental information from diverse government databases in formats designed to help identify, characterize and evaluate the actual and/or potential environmental risk associated with a company, a site, or geographic area. It is not a substitute for a thorough environmental risk audit performed by a qualified environmental engineer or scientist, or for an environmental liability examination performed by qualified environmental counsel. Many types of environmental risks can be identified only by detailed on-site investigation, including testing of surface and ground water and soil, and Subscriber acknowledges that VISTA performs no on-site investigations. Subscriber accepts any and all risks resulting from decisions made based solely or in part on VISTA Information.

unless otherwise authorized by VISTA

All VISTA Information shall be furnished for the exclusive use of Subscriber for Subscriber's use with an investigation of subject company and/or property as identified in the inquiry or order form. Subscriber may deliver VISTA Information to an additional user identified as the client of the Subscriber, if being agreed; however, that (i) only the complete VISTA Information may be so delivered, and (ii) the use of said VISTA Information by this additional user shall constitute its agreement to all terms and conditions contained herein with the same effect as if the additional user was named party to the Agreement.

Any other resale, publication, copying or use for other than assessing environmental risks is strictly prohibited without prior written consent from VISTA. Subscriber accepts all responsibility if such misuses occur. No person or entity other than Subscriber may rely upon VISTA Information.

VISTA shall hold all subscriber information, including relations with subscribers clients, as confidential.

4. TERM: This Agreement begins on the Effective Date and shall remain in force without any fixed date of termination. However, either party may terminate this Agreement upon thirty (30) days prior written notice to the other. The terms of Paragraphs 5, 7 and 8 will survive any termination of this Agreement.
5. ASSIGNMENT: Neither this Agreement nor any rights hereunder may be assigned, sub-licensed or otherwise transferred, in whole or in part, by Subscriber, without prior written consent of VISTA.
6. AGREEMENT IN ENTIRETY: This Agreement will serve as a Master Agreement. This Agreement and any published price schedules set forth the entire understanding and agreement between VISTA and Subscriber and supersedes any prior or contemporaneous oral or written agreements or representations. If any provision of this Agreement shall be determined to be void or unenforceable for any reason, the validity and enforceability of all remaining provisions shall not be affected thereby. This Agreement may only be modified by a written amendment duly executed by both parties.
7. GOVERNING LAW: This Agreement shall be interpreted in accordance with the laws of the State of California.
8. NOTIFICATION: All notices under this Agreement shall be given in writing to the parties at their respective addresses below, or to such addresses as either party shall have notified to the other.

IN WITNESS WHEREOF, VISTA and Subscriber have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

Subscriber: CAMP DRESSER & MCKEE INC
By: David C. Charnick
Title: ASSOCIATE
Address: 18881 VON KARMAN STE 650
IRVINE CA 92715
Phone: (714) 752-5452

VISTA ENVIRONMENTAL INFORMATION, INC.

By:

Ronald D. Lillie
Authorized Representative

5049 Shoresham Place
Suite 300
San Diego, CA 92122
(619) 438-8801

APPENDIX A
DESCRIPTION AGREEMENT (a)

1) Government Records Reports

Upon request and within a limited geographical area, VISTA will provide a map and report indicating the subject property and approximate locations of sites within a specified radius identified as environmentally sensitive by those generally available government records sources listed on the order form and more specifically identified in each report. Subscriber acknowledges that all reports reflect locations of street addresses and do not necessarily indicate the size or specific location of any site. Specific information, including street addresses of sites, is indicated in the legends provided with each report. VISTA does not guarantee the accuracy or completeness of any map or report. Subscriber acknowledges that government records do not include all sites of environmental risk and in some cases may be out of date, incomplete and otherwise inaccurate.

2) Property Records Reports

Upon request, and within a limited geographical area, VISTA will provide a report summarizing, for the time period indicated on the order form, deeds, land contracts, leases and encumbrances recorded in those public records of the county where the subject property is located which impart constructive notice of matters relating to real property. Subscriber must provide tax parcel numbers for each parcel. In the event the property consists or ever consisted of more than one legal lot, then VISTA may terminate the search subject to adjustments in services fees as agreed with Subscriber. Subscriber recognizes that other documents may be recorded that contain information pertinent to the subject property but will not be provided in any VISTA Property Records Reports. In the event a report includes oil, gas, or mineral leases, VISTA will only deliver the first page and the execution page of each document and VISTA will not report the associated embleases, royalty agreements and related instruments, nor will VISTA report any documents relating to severed mineral estates. VISTA may utilize the services of a title company plant for all or any portion of its investigation. Subscriber acknowledges that a title company plant database may not include certain records not directly pertaining to title of land, and that certain errors of database entry sometimes occur. Subscriber accepts the limitations inherent in the use of a title company plant database.

Subscriber agrees that none of the services provided shall be deemed to be a warranty or assurance with respect to the accuracy or comprehensiveness of the information contained in the reports and that no report shall be deemed to constitute title insurance, an abstract of title or chain of title report and shall not be used to determine status of ownership or liens upon real property.